

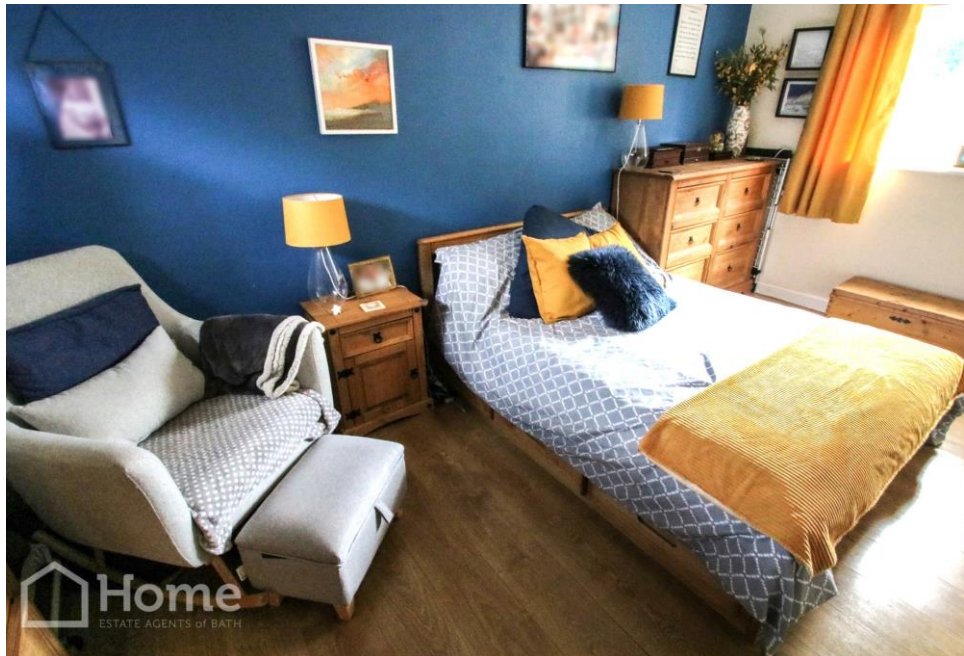


£290,000

Priddy Close, Bath, BA2 1BT.

Energy Efficiency Rating: D

A rare opportunity has arisen to purchase this upgraded 2 double bedded mid terraced family home situated in a popular residential area. The property is offered with gas heating, double glazing, upgraded kitchen & bathroom, private rear garden and parking facilities to the rear. An early viewing is strongly advised, please call 01225 463006.



A rare opportunity has arisen to purchase this upgraded 2 double bed roomed mid terraced family home situated in a popular residential area. The property is offered with gas heating, double glazing, modern and recently upgraded quality kitchen with integrated appliances together with recently refitted and well appointed upstairs bathroom. The spacious accommodation briefly comprises: Double aspect lounge, kitchen/diner, 2 double bedrooms and fitted bathroom. Outside there is a small and low maintenance front garden and to the rear is a landscaped and south facing garden with lower patio area with steps to lawned area and access to parking at the rear. There are an abundance of local amenities closeby to include Lidl, Costa and M&S Food Hall beyond the Lower Bristol Road. An early inspection is highly recommended. Please call 01225 463006 to arrange your visit.

Kitchen/ Diner: 4.91m x 2.81m

Entered via double glazed front door. Recently upgraded kitchen with white polycarbonate sink unit with swan neck mixer tap over, full range of base level cupboards and pan drawers, fitted work surfaces, inset induction hob with ornate extractor fan over, fan assisted electric oven below, 'metro' style tiled splashbacks, integrated dish washer, fridge freezer, floor to ceiling matching units, double glazed window to rear aspect, door to rear garden. Dining area with double glazed window to front aspect, radiator, telephone point.

Inner Lobby:

Fitted storage cupboards, laminate flooring, radiator, understairs cupboard and stairs rising to first floor landing.

Lounge: 5.03m(max) x 3.61m(max)

Dual aspect room with double glazed window to front aspect, double glazed patio doors to the rear, focal wooden fire surround with heath, coving, laminate flooring, radiator, TV point.

First Floor Landing:

Cupboard housing gas combi boiler, laminate flooring, white panelled doors to:-

Bedroom: 4.91m x 2.78m

Double aspect room with double glazed windows to front and rear aspect, laminate flooring, radiator, double fitted wardrobe.

Bedroom: 3.59m x 2.59m

Double bedroom with double glazed window to rear aspect, laminate flooring, radiator, access to loft.

Bathroom: 2.35m x 2.29m

Upgraded bathroom with white suite of tiled panelled bath with mixer shower over with large rose and additional shower attachment, display/storage niches, low flush WC, wash hand basin, tiled walls and flooring, extractor fan, recessed lighting, double glazed window to front aspect, floor to ceiling towel radiator.

Outside

Front garden:

Low maintenance front garden laid to paving and shingle,

picket style fencing and gate with steps to front door.

Rear Garden:

Landscaped rear garden with full width patio area, retaining walls and steps to lawned area with flower borders, timber fencing to 3 sides with block storage sheds to the rear. Gate to the rear and outside tap.

Parking:

Ample parking to the rear of the property.

For further details or to arrange an internal inspection, please contact us on 01225 463006 or email us on sales@ahea.co.uk

www.ahea.co.uk

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34 Priddy Close
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Call now, visit us in
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book your viewing.

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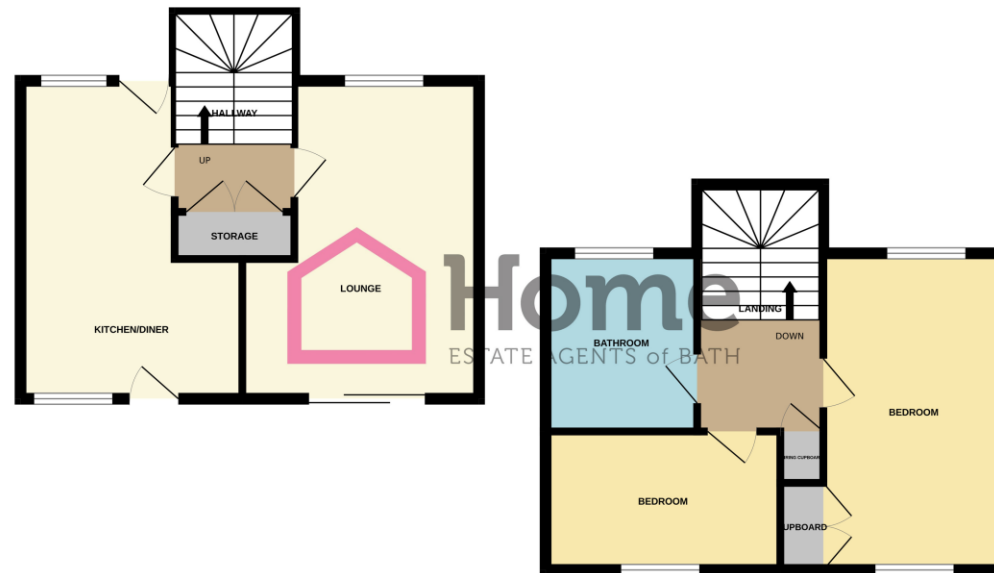
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13 Moorland Road,
Bath, BA2 3PL



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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