



**£280,000**

Energy Efficiency Rating: D

## Freeview Road, Bath, BA2 1DS.

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An excellent opportunity has arisen to purchase this superb three bedroom semi detached property situated in a highly sought after cul de sac location and believed to date from the 1950s. The benefits include gas heating, double glazing and spectacular panoramic views. The property briefly comprises a hall, lounge, kitchen/dining room, porch, utility room, store room and store cupboard whilst upstairs there is a landing, three bedrooms and a bathroom. To the front, the garden is laid mainly to lawn with views. The rear garden is terraced with areas of lawn, decking and patio. Bath City Farm is in very close proximity. The shops and cafés of Moorland Road are also very nearby. Local restaurants include The Moorfields and The Moorland Gate. There are various new gyms within easy reach as well as the Linear Park Cycle Path. The property offers very good access to the City Centre, the Universities and Bristol beyond. Early viewings are strongly advised. Phone 01225 463006 to view.

**Entrance Hall:**

UPVC part double glazed door to front aspect, radiator within ornamental cover, understairs cupboard, further built in cupboard containing fuse box, electric meter, gas meter, doors to rooms, ornamental banister, laminate flooring and stairs rising to first floor landing.

**Lounge: 4.21m x 3.70m**

UPVC double glazed window to front aspect, radiator, fireplace surround with real flame, gas fire (disconnected), spectacular views towards Lansdown Crescent, Sion Hill and Northern Slopes.

**Kitchen/Dining Room: 6.41m x 2.65m**

UPVC part double glazed door to side aspect, 2x UPVC double glazed windows to rear aspect, ornamental radiator. Range of base and wall mounted units, Belfast sink with mixer tap, wooden work top, integrated electric hob, cooker hood, cookers, integrated dishwasher, fridge, freezer, plumbing for washing machine, subway style splashbacks, built in cupboard containing gas boiler, pleasant south facing aspect towards garden.

**Porch:**

Door to front aspect.

**Utility Room: 1.49m x 2.90m**

UPVC double glazed window to side aspect.

**Store Room: 1.46m x 0.95m**

Blocked up window front aspect.

**Store Cupboard:**

Entered via wooden front door.

**First Floor Landing:**

UPVC double glazed window to side aspect, loft access, ornamental banister, period style doors to all rooms.

**Bedroom: 4.12m(max) x 3.74m(max)**

UPVC double glazed window to front aspect, radiator, 2x built in cupboards with period style doors, spectacular views towards Lansdown Crescent, Sion Hill and Northern Slopes.

**Bedroom: 4.11m x 2.64m**

UPVC double glazed window to rear aspect, radiator, built in cupboard with period style door, south facing aspect towards garden.

**Bedroom: 2.63m(max) x 2.81m(max)**

UPVC double glazed window to front aspect, radiator spectacular views towards Lansdown Crescent, Sion Hill and Northern Slopes.

**Bathroom:**

UPVC double glazed window to rear aspect, pedestal wash basin, panelled bath, WC, shower cubicle with choice of attachments, 2x heated towel rails, panelled walls.

**Front garden:**

Laid mainly to lawn with flower beds and shrubs, bin storage area, spectacular panoramic views.

**Rear Garden:**

Laid mainly to lawn with areas of decking and patio. Flower beds, mature trees and shrubs, pleasant south facing aspect.

*For further details or to arrange an internal inspection, please contact us on 01225 463006 or email us on [sales@ahea.co.uk](mailto:sales@ahea.co.uk)*

[www.ahea.co.uk](http://www.ahea.co.uk)

# £280,000


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book your viewing.

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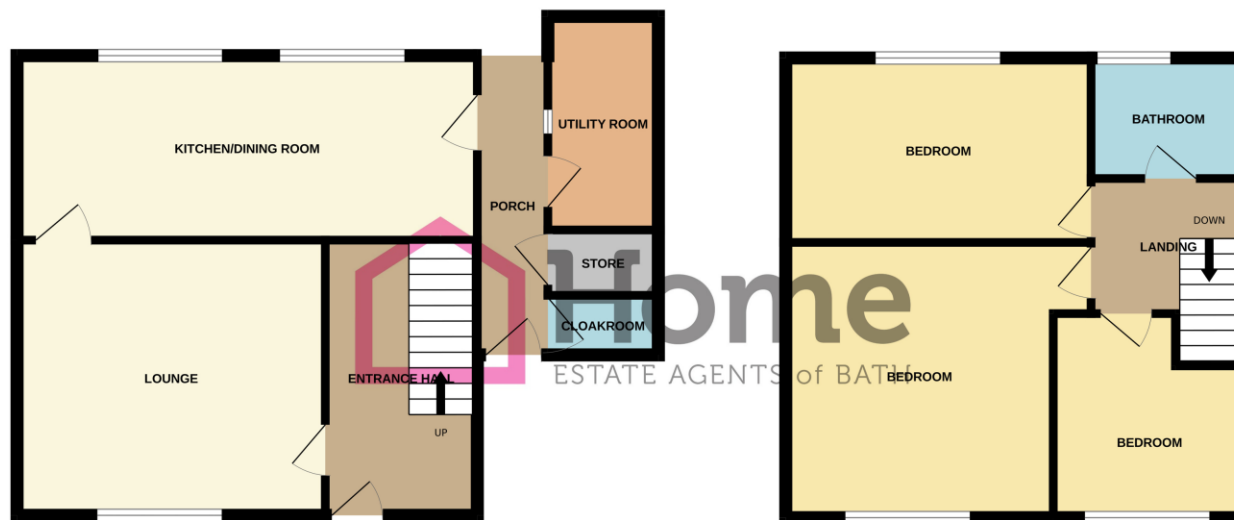
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GROUND FLOOR

1ST FLOOR



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