



£450,000

Third Avenue, Bath, BA2 3NZ.

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Energy Efficiency Rating: D



A very rare opportunity has arisen to purchase this substantial stone built three bedroom semi detached Edwardian property situated in a highly sought after location. The benefits include gas heating, double glazing and an abundance of historic character. The property briefly comprises a lounge, dining room, kitchen, areas of hall and lobby as well as a landing leading to three bedrooms and a bathroom. The property offers extremely good access to the shops and cafés of Moorland Road. Local restaurants include The Moorfields and The Moorland Gate. The Linear Park Cycle Path and various new gyms are within very easy reach. There is an abundance of very good schools in close proximity. The property offers good access to the city centre, the Universities and Bristol beyond. Early viewings are advised.

Entrance Lobby:

Panelled door to front aspect, window over, ornamental ceiling.

Entrance Hall:

Part glazed door to front aspect, window over, radiator, electricity meter, stairs rising to first floor landing.

Lounge: 3.48m x 3.43m

UPVC double glazed bay window to front aspect, radiator, electric fire, picture rail, ornamental ceiling.

Dining Room: 3.78m x 3.63m

UPVC double glazed window to rear aspect, radiator, electric fire, pleasant garden aspect.

Kitchen: 4.33m x 2.80m

Door to side aspect, single glazed windows to side and rear aspect. Range of base and wall mounted units, stainless steel sink drainer unit with mixer tap, integrated cooker hood, plumbing for washing machine, tiled splashbacks, Worcester gas

boiler, built in understairs cupboard.

First Floor Landing:

Period style banister, built in cupboard, loft access, doors to all rooms.

Bedroom: 4.46m x 3.49m

2x UPVC double glazed windows to front aspect, radiator, built in cupboard.

Bedroom: 3.80m x 2.80m

UPVC double glazed window to rear aspect, radiator, built in cupboard, pleasant aspect towards garden.

Bedroom: 3.61m(max) x 2.80m(max)

UPVC double glazed window to rear aspect, radiator, pleasant aspect towards garden.

Bathroom:

Single glazed window to side aspect, pedestal wash basin, panelled bath with shower over, WC, laminated flooring.

Garage:

Secure garage with up and over door, further door to side aspect, window to rear aspect.

Front Garden:

Laid mainly to landscaping with tiled path, gas meter, spectacular views towards Sion Hill and Cavendish Crescent.

Rear Garden:

Laid mainly to lawn with flower beds and shrubs, side pedestrian access, views towards Sion Hill.

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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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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