



£275,000

Vernham Grove, Bath. BA2 2TB.

Home Estate Agents of Bath are pleased to bring to the market this solid, stone built 2 bedroomed terraced home situated in a popular residential location in Odd Down. The property benefits from gas heating, double glazing and no onward chain.

Energy Efficiency Rating: TBC



Home Estate Agents of Bath are pleased to bring to the market this solid stone built 2 bedroom terraced home situated in a popular residential location in Odd Down. The property benefits from gas heating, double glazing and no onward chain. The property is in need of some upgrading with the accommodation briefly comprises :- Entrance porch, entrance hall, lounge, kitchen/diner, 2 double bedrooms and an upstairs shower room. Outside there is parking within the road and gardens to front and rear. An early viewing is advised. To view this no onward chain property, please call 01225 462006 to arrange your internal visit.

Entrance Porch:

Entered via double glazed front door, double glazed windows, outside light.

Entrance Hall:

Entered via replacement front door, stairs rising to first floor landing, telephone point, door to

Lounge: 4.00m x 3.77m

Fireplace (currently boarded), double glazed window to front aspect, radiator, TV point, picture rails.

Kitchen/Dining Room: 4.96m x 2.52m

Double glazed window to rear aspect, single drainer stainless steel sink unit, range of cupboards, gas cooker point, fitted work surfaces. Logic gas boiler, space for washing machine and fridge freezer.

Dining Area:

Double glazed window to rear aspect, understairs cupboard, radiator, double glazed door to rear garden.

First Floor Landing:

Access to loft, doors to

Bedroom: 4.96m(max) x 2.87m(max)

Double glazed windows to front aspect, radiator, picture rails.

Bedroom: 3.43m x 2.51m

Double glazed window to rear aspect, fireplace, picture rails.

Shower Room:

Walk in shower cubicle with electric shower, low flush WC, wash hand basin, radiator, extractor fan, double glazed window to rear aspect, airing cupboard with hot water tank.

Parking:

On street parking.

Front Garden:

Front garden with gate and path to front door.

Rear Garden:

Rear garden laid to lawn with gate to rear and path to rear door.

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

www.aheda.co.uk

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34 Vernham Grove
Bath
BA2 2TB

Call now, visit us in branch
or go online to book your
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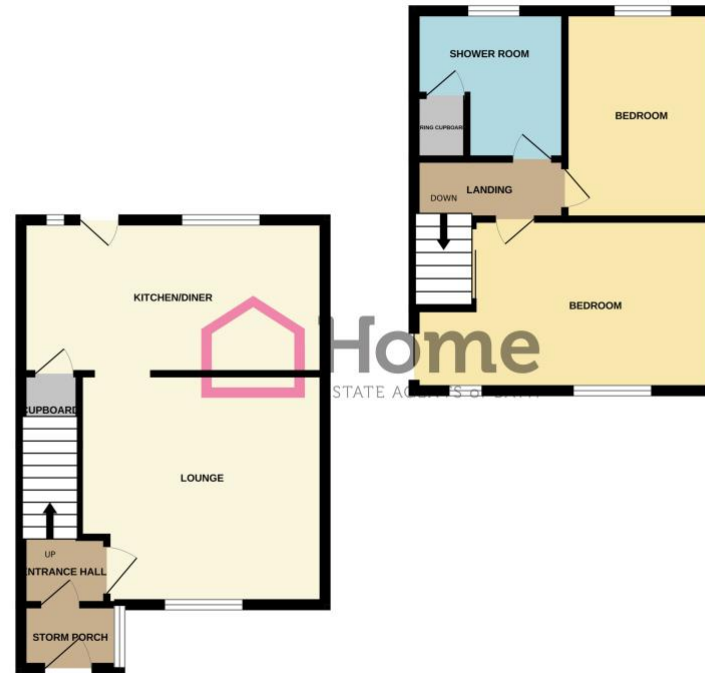
 @at_home_bath

 @Home Estate Agents
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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