



Home
ESTATE AGENTS OF BATH

£480,000

Ivy Avenue, Bath. BA2 1AL.

An excellent opportunity has arisen to purchase this stunning and substantial stone built, 3-bedroom property situated in a highly desirable location and believed to date back to around 1936. The benefits include gas heating, double glazing, planning consent for ground floor and loft extension, private driveway and popular residential area with close proximity to public amenities.

Energy Efficiency Rating: D



An excellent opportunity has arisen to purchase this stunning and substantial stone built 3-bedroom property, situated in a highly desirable location and believed to date back to around 1936.

The benefits include gas heating, double glazing, private driveway and popular residential area. The property briefly comprises: - Entrance hall, lounge, dining room, kitchen, utility room, 3 bedrooms, bathroom, off road parking with gardens to front and rear. There is existing planning permission for a single storey ground floor extension and loft conversion. The property boasts an abundance of transport amenities like Oldfield Park train station, good local schools, excellent high-street with shops and cafés in Moorland Road all within easy walking distance. There is great access to the city centre, local Universities and Bristol beyond.

Entrance Porch:

Period double doors to front aspect, built-in shelving.

Entrance Hall:

Part glazed period style door to front aspect, window to front aspect, radiator, understairs cupboard containing fusebox, gas and electric meter, laminate flooring, period style banister, stairs to first floor level.

Lounge: 3.48m x 3.39m

UPVC double glazed window, radiator, laminate flooring, pleasant garden aspect.

Dining Room: 3.78m x 3.10m

UPVC double glazed patio doors to rear aspect, radiator, laminate flooring and pleasant garden aspect.

Kitchen: 4.73m x 2.01m

Range of base and wall mounted units, stainless steel sink drainer unit with mixer tap, integrated gas hob, electric cooker, integrated cooker hood and fridge. Plumbing for washing machine and dishwasher, tiled splashbacks, further built in larder with window.

Utility Room: 2.33m x 1.46m

UPVC part double glazed door to side aspect. UPVC double glazed windows to side and rear aspects, built in cupboard, floor tiles, tap, electrical connection, pleasant aspect towards garden.

First Floor Landing:

Loft access, built in cupboards, period style banister, period style doors to all rooms.

Bedroom: 3.79 x 3.10m

UPVC double glazed window to rear aspect, radiator, built in cupboards containing Worcester gas boiler, pleasant garden aspect.

Bedroom: 3.49m x 3.11m

UPVC double glazed bay window to front aspect, radiator, built in cupboards, spectacular views.

Bedroom: 2.35m x 2.01m

UPVC double glazed window to front aspect, radiator.

Bathroom:

UPVC double glazed window to rear aspect, radiator, wash basin within vanity unit,

panelled bath with a choice of shower attachments over, low flush WC, heated towel rail. Fully tiled walls and floor.

Parking:

Private driveway giving off road parking.

Front Garden:

Laid mainly to driveway, patio area, flower beds and shrubs. Spectacular Crescent views.

Rear Garden:

West facing garden, laid mainly to lawn with patio area, flower beds, garden sheds, rear pedestrian/vehicular access.

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

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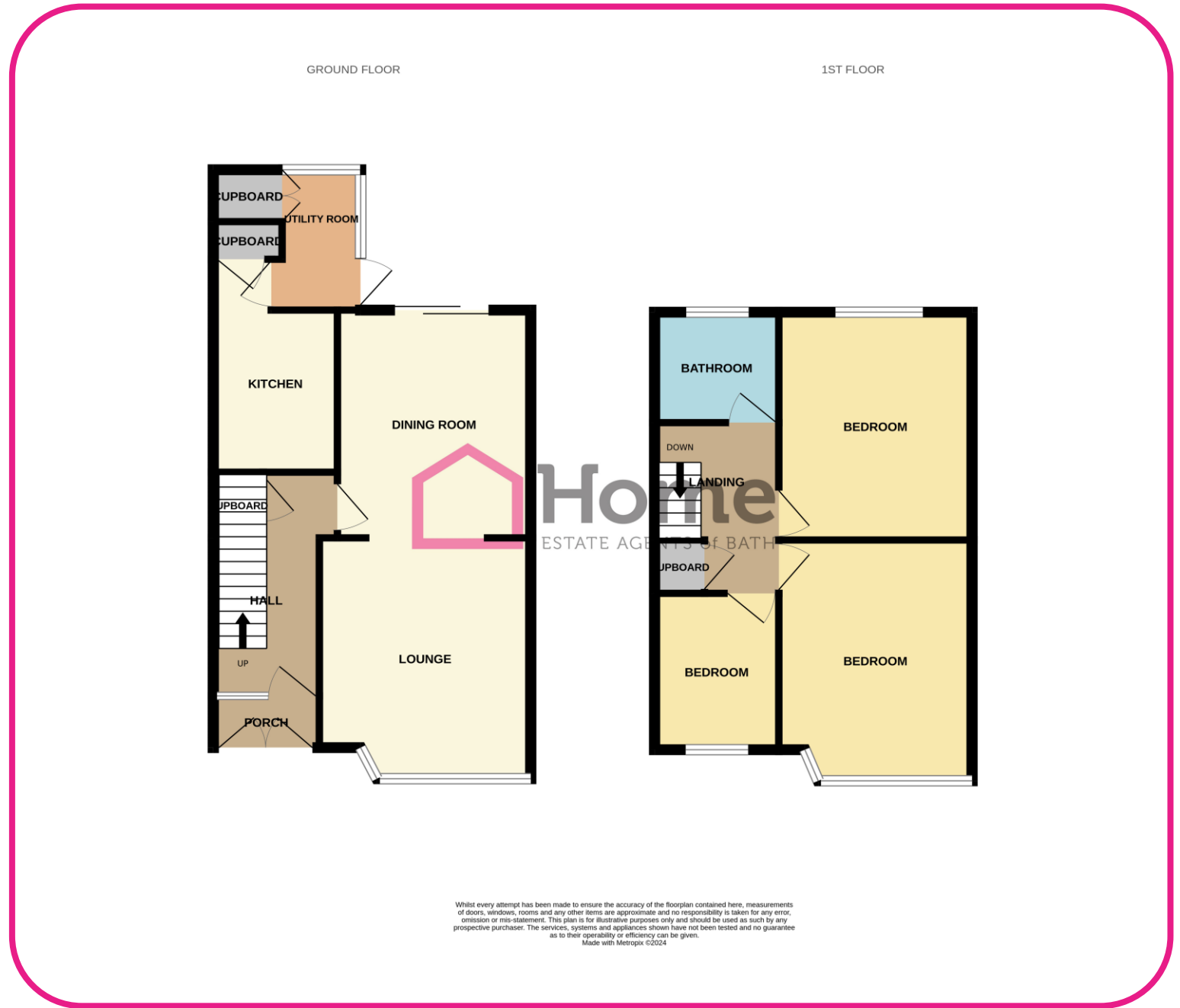
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