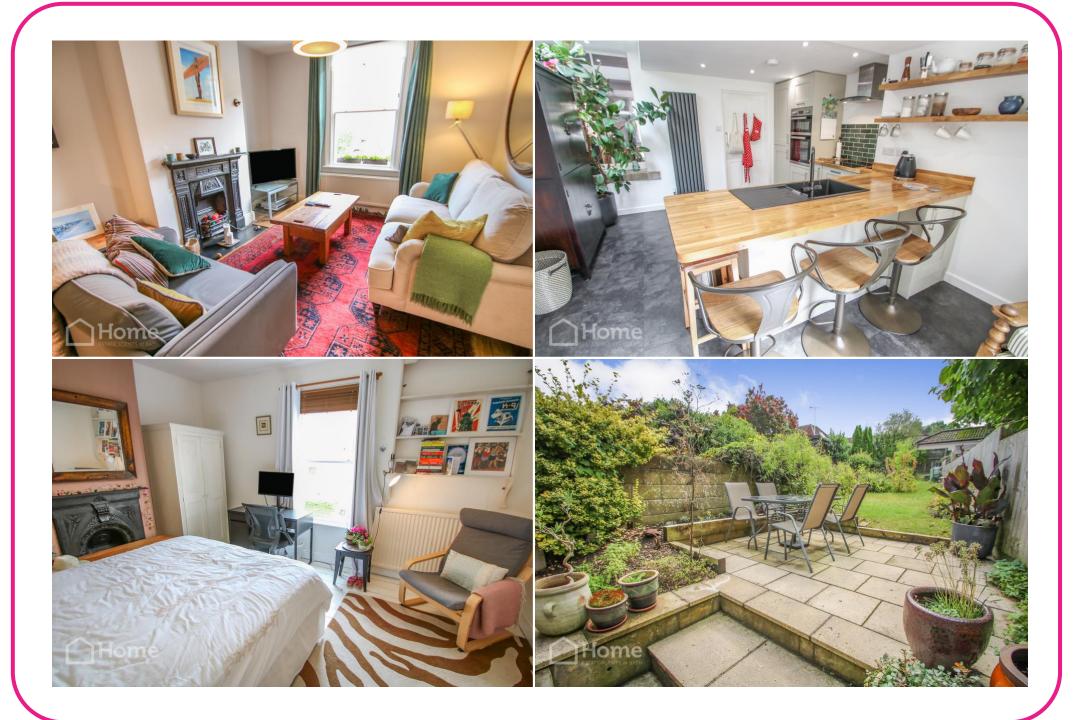


£425,000

Energy Efficiency Rating: TBC

Albany Road, Bath, BA2 1BW.

An extremely rare opportunity has arisen to purchase this stunning and substantial stone built three bedroom period property believed to date from around 1910. The benefits include gas heating, double glazing and an abundance of historic character. Please call 01225 463006 to arrange your visit.



An extremely rare opportunity has arisen to purchase this stunning and substantial stone built three bedroom period property believed to date from around 1910. The benefits include gas heating, double glazing and an abundance of historic character. The property briefly comprises a lounge, reception room, large kitchen/dining room, three double bedrooms and a bathroom as well as areas of hall and landing. The property has been known to us for many years and is one of our all time favourites in the street. There are various new gyms close by as well as Costa Coffee. The shops and cafés of Moorland Road are within easy reach. Local restaurants include the Moorfields and The Moorland Gate. The property offers excellent access to the city centre, the universities and Bristol beyond. Please contact 01225 463006 to arrange your internal visit.

Entrance Porch:

Period style door to front aspect, window over radiator, cupboard containing electricity meter and fuse box.

Entrance Hall:

Wooden panels, stairs rising to first floor landing.

Lounge: 3.50m x 3.23m

Period style window to front aspect, radiator, period style ornamental fireplace surround.

Reception Room: 3.79m x 3.50m

Period style door with rear aspect, radiator, period style built in range and fireplace surrounding, built in shelves and cupboards, understairs cupboard.

Kitchen/Dining Room: 4.99m(max) x 3.93m(max)

UPVC double glazed patio doors to rear aspect, Velux window, ornamental radiator, range of base and wall mounted units, composite sink drainer unit with mixer tap, integrated electric hob, cooker, integrated cooker hood, subway tile splash backs, integrated fridge freezer,

dishwasher, pleasant South facing aspect towards garden.

First Floor Landing:

Ornamental banister, period style, doors to all rooms.

Bedroom: 4.26m x 3.51m

Period style window to front aspect, radiator, period style ornamental fireplace, wooden floorboards, pleasant aspect towards street.

Bedroom: 3.78m x 2.69m

Period style window to rear aspect, radiator, period style ornamental fireplace, pleasant South facing aspect towards garden.

Bathroom:

Period style window to rear aspect, radiator, wash basin within vanity unit, panelled bath with shower over, WC, built in cupboards containing plumbing for washing machine and gas boiler, wall tiles, loft access.

UPVC double glazed with rear aspect, ornamental banister, eaves cupboard, pleasant garden aspect.

Bedroom: 4.15m(max) x 3.89m(max)

Velux widow to front aspect, Velux window to rear aspect, radiator, two eaves' cupboards, spectacular views to both elevations.

Front Garden:

Low maintenance landscaped front garden laid to gravel, gas meter.

Rear Garden:

Laid mainly to lawn with patio areas, landscaping, flower beds and shrubs, 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

www.ahea.co.uk

Second Floor Landing:

£425,000

23 Albany Road Bath BA2 1BW

Call now, visit us in branch or go online to book your viewing.



01225 463006



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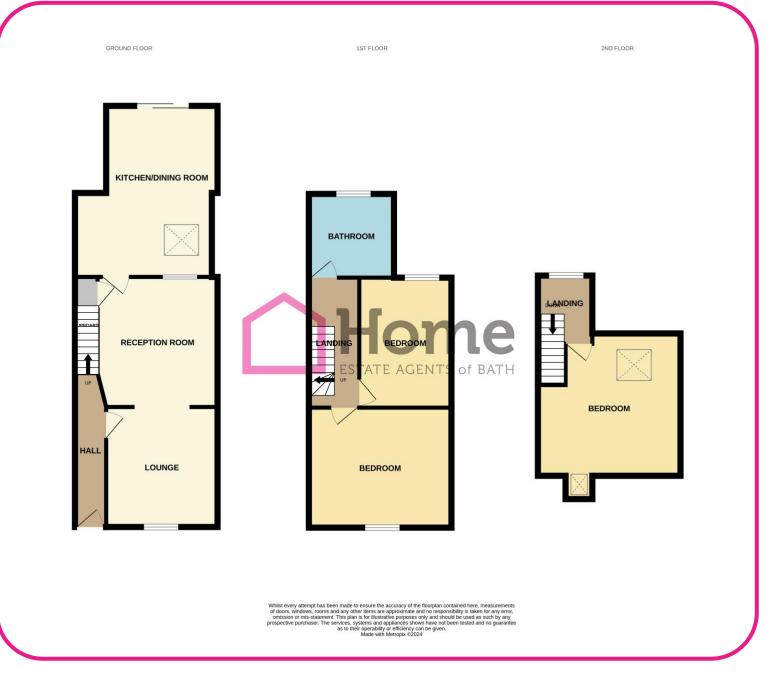


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@Home Estate Agents 13 Moorland Road, Bath, BA2 3PL





DISCLAIMER

Please note that these particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must verify their accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and planning/ building regulation consents. All dimensions are approximate and quoted for guidance only. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. A801