



£295,000

Energy Efficiency Rating: D

Brassmill Lane, Bath, BA1 3JE.

Home Estate Agents are pleased to offer this well maintained two bedroomed, mid-terraced property situated in a popular residential location, offered with no onward chain. The benefits include, gas heating, double glazing and useful loft room. An early inspection is highly recommended. Please call 01225 463006 to arrange your visit.



Home Estate Agents are pleased to offer this two bedroomed, mid-terraced property situated in a popular residential location, offered with no onward chain.

The benefits include gas central heating, double-glazing, two reception rooms, two bedrooms and most useful loft room.

The further accommodation briefly comprises: - Entry porch, lounge, dining room, kitchen, 2 bedrooms, bathroom, loft room and gardens to front and rear. The further benefits include close proximity to local shops, schooling, as well as being close to the River Avon, providing excellent local walks.

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Entrance Porch:

Entered via replacement front door, with double glazed window to side aspect. Door to:

Entrance Hall:

Stairs rising to first floor landing, radiator, central heating thermostat, door to:

Lounge: 4.25m x 3.48m

Feature fireplace with inset with living flame gas fire (currently disconnected), radiator, double glazed window to front aspect, understairs cupboard, and glazed double doors to:

Dining Room: 4.19m x 2.52m

Radiator, access to store cupboard, double glazed door and side panel to rear garden. Archway to:

Kitchen: 4.15m x 1.66m

Corner sink unit with mixer tap over, range of base level and wall units, fitted oven,

hob and extractor, fitted work surfaces with space for fridge-freezer. Worcester gas combi boiler. Double glazed window to rear aspect, tiled splashbacks and flooring.

First Floor Landing:

Doors to:

Bedroom: 3.50m x 3.49m

Double glazed window to front aspect, radiator, door to stairs giving access to loft room.

Loft Room: 4.54m x 3.24m (reduced headroom)

2x Velux windows to front aspect, under eaves storage, radiator.

Bedroom: 2.85m x 2.42m

Radiator and double glazed window to rear aspect.

Bathroom:

White suite of panelled bath with mixer shower over, wash hand basin, low flush toilet, tiled splashbacks and

flooring, radiator and double glazed windows to rear aspect.

Parking:

On street parking.

Front garden:

Low maintenance front gardens, retaining front wall, gate and path to front door.

Rear Garden:

Low maintenance rear garden with patio area, timber fencing and path to gate at rear.

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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29 Brassmill Lane
Bath
BA1 3JE

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

📞 01225 463006

✉️ sales@ahea.co.uk

🐦 @at_home_bath

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



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