



**£335,000**

Energy Efficiency Rating: D

## Hillcrest Drive, Bath, BA2 1HE.

An excellent opportunity has arisen to purchase this substantial three bedroomed end of terraced property situated in a highly sought after cul de sac location. The benefits include gas heating, double glazing and a secure garage within a block and no onward chain.

To view this no onward chain property, please call 01225 462006 to arrange your internal visit.







An excellent opportunity has arisen to purchase this substantial three bedroomed end terraced property situated in a highly sought after cul de sac location.

The benefits include gas heating, double glazing and a secure garage within a block. The property briefly comprises a hall, lounge/dining room, kitchen, conservatory, landing, three bedrooms and a bathroom. Externally, there are mature gardens laid mainly to lawn to the front and rear. There is a very useful garage at the end of the cul de sac. The property benefits from proximity to the shops and cafés of Moorland Road, as well as an assortment of local parks. There are various gyms nearby as well as an abundance of good schools.

The property offers good access to the city centre, the universities and Bristol beyond. Early viewing is strongly advised. To view this no onward chain property, please call 01225 462006 to arrange your internal visit.

#### **Entrance Hall:**

UPVC part double glazed door to side aspect, with radiator, fuse box and floor tiles.

#### **Lounge: 4.9m x 3.93m**

UPVC double glazed window to front aspect, two radiators, stairs rising to first floor landing, with laminate flooring and pleasant aspect towards street.

#### **Kitchen/Dining Room: 3.92m x 3.02m**

UPVC double glazed door and two UPVC double glazed windows to rear aspect. A range of base and wall mounted units, 1 ½ bowl stainless steel sink drainer unit, with mixer tap, integrated cooker hood, plumbing for washing machine, along with tiled splashbacks and floor tiles.

#### **Conservatory: 3.59m x 2.55m**

UPVC double glazed patio doors to rear aspect with UPVC double glazed windows to side aspects. Radiator, floor tiles and a pleasant south facing aspect towards rear garden.

#### **First Floor Landing:**

Loft access, modern wooden banister, built in cupboard and doors to all rooms.

#### **Bedroom One: 3.95m x 3.01m**

UPVC double glazed window to front aspect, with radiator, built in cupboard and spectacular panoramic views.

#### **Bedroom Two: 3.03m x 2.01m**

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

#### **Bedroom Three: 2.12m x 1.88m**

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

#### **Bathroom:**

UPVC double glazed window to side aspect, wash basin within vanity unit, panelled bath with mixer tap and Triton electric shower over, WC, heated towel rail and fully tiled walls.

#### **Garage/Parking:**

Garage within secure block.

#### **Front Garden**

Laid mainly to lawn with flower beds and shrubs.

#### **Rear Garden**

Laid mainly to lawn with patio area, flower beds and shrubs, with side pedestrian access and views towards Bear Flat.

*For further details or to arrange an internal inspection, please contact us on 01225 463006 or email us on [sales@ahea.co.uk](mailto:sales@ahea.co.uk)*

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BA2 1HE

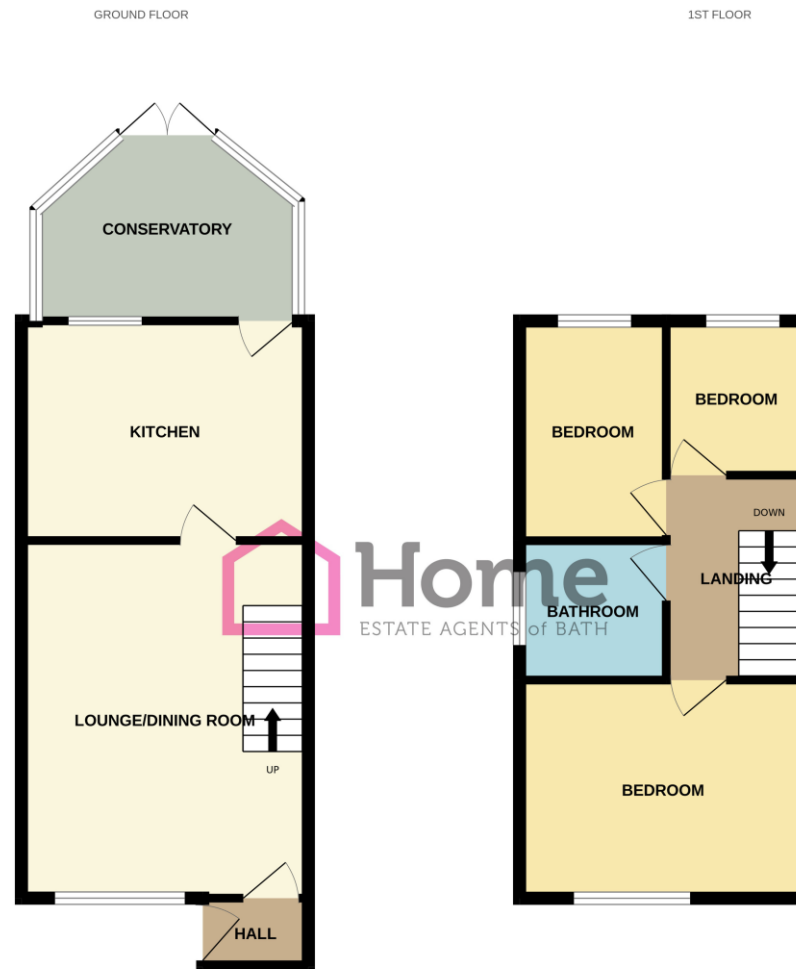
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