



**£325,000**

Energy Efficiency Rating: D

## **Millmead Road, Bath, BA2 3JP.**

An excellent opportunity has arisen to purchase this modern three bedroomed family home situated in a highly sought after location ideal for all local amenities. The benefits include gas heating, double glazing, garage enbloc and no onward chain. An early viewing are advised. Please call 01225 463006 to arrange a internal viewing.





An excellent opportunity has arisen to purchase this superb modern three bedroomed property situated in a highly sought after location and believed to date from 1976. The benefits include gas heating, double glazing and garage enbloc. The property briefly comprises a lounge, dining room, kitchen, lobby, landing, three bedrooms and a bathroom. As well as front and rear gardens, the property also has private garage within a block nearby. The property is within very easy reach of an assortment of good local gyms as well as the Linear Park Cycle Path. The Little Bambinos Nursery is just a few doors away and Oldfield Park Train Station is extremely accessible. The shops and cafés of Moorland Road are nearby. Local restaurants include The Moorfields and The Moorland Gate. There is very good access to the City Centre, the Universities and Bristol beyond. Early viewings are strongly advised.

**Entrance Lobby:**

UPVC part double glazed door with stained glass to front aspect, cupboard containing gas meter, fuse box, dado rail.

**Lounge: 4.86m x 3.45m**

UPVC part glazed door to front aspect, UPVC double glazed window to front aspect, radiator, dado rail, fireplace surround with electric fire, pleasant west facing aspect towards

**Dining Room: 3.99m x 2.51m**

UPVC double glazed door to rear aspect, UPVC double glazed window to rear aspect, radiator, dado rail, pleasant aspect towards rear garden.

**Kitchen: 3.99m(max) x 2.19m(max)**

UPVC double glazed window to rear aspect, range of base and wall mounted units, stainless steel sink drainer unit with mixer tap, integrated cooker hood, cupboard containing gas boiler, plumbing for washing machine, plumbing for dishwasher, tiled splashbacks, built in understairs cupboard.

**First Floor Landing:**

Ornamental banister, built in cupboard, loft access, doors to all rooms.

**Bedroom: 4.03m(max) x 2.80m(max)**

UPVC double glazed window to rear aspect, radiator, pleasant garden aspect, views towards Lansdown Crescent.

**Bedroom: 3.48m x 2.99m**

UPVC double glazed window to front aspect, radiator, views towards Northern Slopes.

**Bedroom: 2.02m x 1.77m**

UPVC double glazed window to front aspect, radiator, pleasant aspect towards street.

**Bathroom:**

UPVC double glazed window to rear aspect, pedestal wash basin, panelled bath, WC, heated towel rail, wall tiles.

**Garage:**

Private garage enblock.

**Front garden:**

Laid mainly to patio, pleasant aspect towards street.

**Rear Garden:**

Laid mainly to lawn with patio area, flower beds and shrubs, rear pedestrian access.

*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)*

**[www.ahea.co.uk](http://www.ahea.co.uk)**

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BA2 3JP

Call now, visit us in  
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book your viewing.

📞 01225 463006

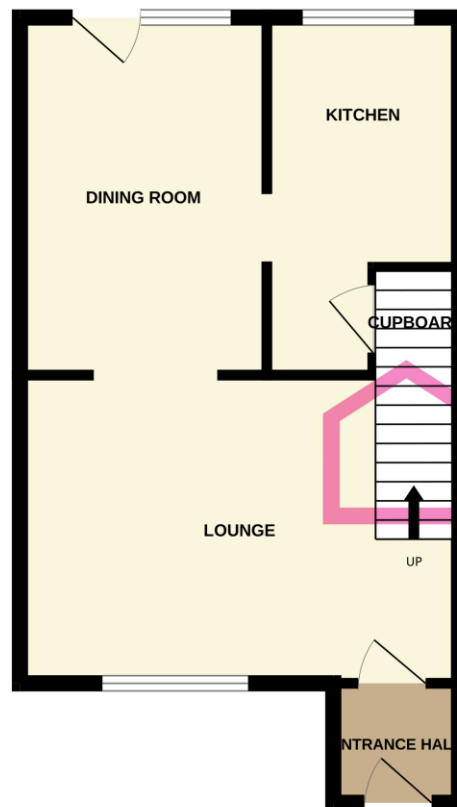
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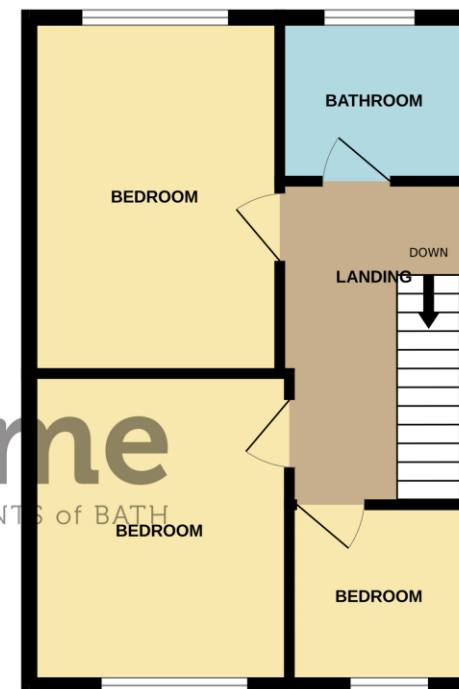
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Bath, BA2 3PL



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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