



£400,000

Offers in excess of
Energy Efficiency Rating: C

Argyle Terrace, Bath, BA2 3DF

Home Estate Agents of Bath are pleased to offer this most substantial 5 bedroomed stone, period terraced HMO property situated in a prime residential location ideal for Bath Uni/Bath Spa Universities. An early inspection is highly recommended. Ideal investment or residential purchase. Please call 01225 463006 to arrange a viewing.



Home Estate Agents of Bath are pleased to offer this most substantial 5 bedroomed stone, period terraced HMO property situated in a prime residential location ideal for Bath Uni/Bath Spa universities. The specious accommodation briefly comprises:- entrance hall, 2 double bedrooms on the ground floor, kitchen, utility room, shower room and a large lounge/diner. Upstairs there are 3 bedrooms together with a house bathroom. Outside there are low maintenance gardens to the front and rear and access via service road to a detached double garage. The property is ideally located for local bus services, Oldfield Park train station and amenities such as Lidl, Marks and Spencers food hall, Costa and is close to the famous cycle track. The further benefits include gas central heating via gas combi boiler, double glazing, large double garage to the rear. An early inspection is highly recommended.

Entrance Hall:

Entered via front door, stairs rising to first floor landing, radiator, understairs cupboard, doors to:-

Bedroom: 3.89m x 3.50m

Double glazed bay window to front aspect, radiator.

Bedroom: 3.63m x 3.21m

Double glazed door to rear aspect, radiator.

Kitchen: 3.59m x 2.63m

Stainless steel sink drainer unit with range of base level and wall units, fitted oven, hob and extractor fan (not tested), space for dishwasher and fridge, fitted work surfaces, radiator, door to utility room and double glazed door to inner enclosed space, archway to:-

Lounge/Diner: 4.97m x 2.85m

Tiled floors, radiator, ceiling lantern, downlights, extractor fan, double glazed window to rear aspect and double glazed double doors to rear garden.

Utility Room:

Plumbing for washing machine, radiator, double glazed window to front aspect, door to:-

Shower Room:

Walk in shower cubicle with mixer shower, low flush WC, wash hand basin, extractor fan, towel radiator, double glazed window to front aspect.

First Floor Landing:

Access to loft, cupboard housing Worcester combi gas boiler, doors to:-

Bedroom: 3.27m x 3.53m

Double glazed window to front aspect, radiator, wash hand basin with vanity unit under.

Bedroom: 3.64m x 3.19m

Double glazed window to rear aspect, radiator.

Bedroom: 3.49m x 2.54m

Double glazed window to side aspect, radiator, wash hand basin with vanity unit under.

Bathroom:

White suite of panelled bath with mixer shower over, wash

hand basin with vanity unit under, low flush WC, radiator, tiled splashbacks, LED lighting and double glazed window to front aspect.

Garage: 5.30m x 4.75m

Large double garage to the rear, accessed via service road.

Front Garden:

Retaining wall with steps and path to front door. Low maintenance front garden laid to shingle.

Rear Garden:

Low maintenance shingled garden with personal door to garage.

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

£400,000

Offers in excess of

21 Argyle Terrace
Bath,
BA2 3DF.

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

01225 463006

sales@ahea.co.uk

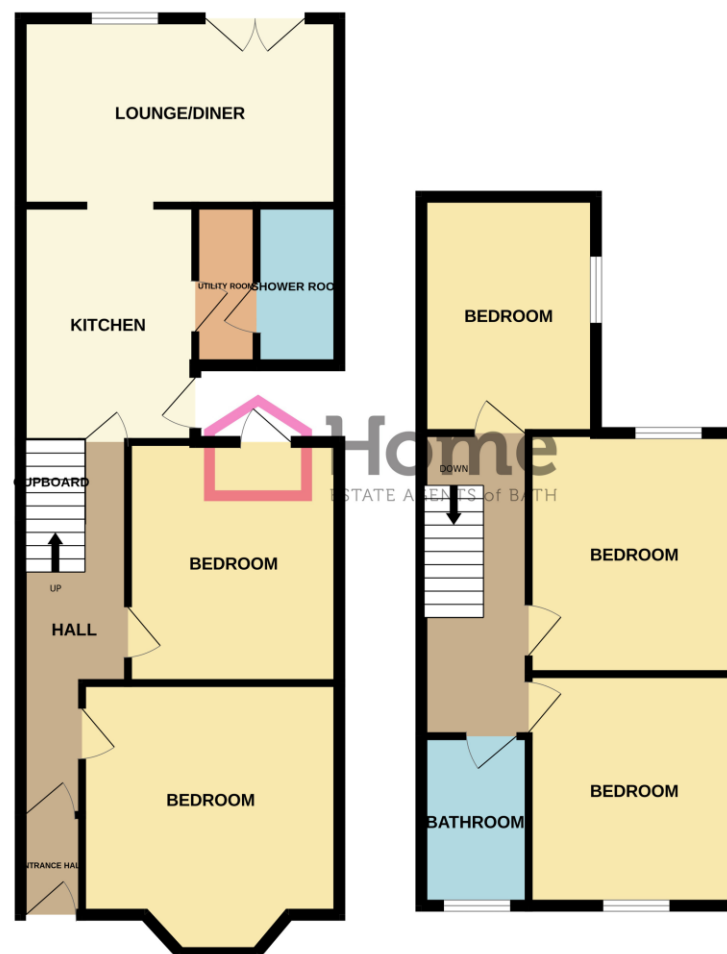
@at_home_bath

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



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.

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