



£250,000

Energy Efficiency Rating: D

Woodhouse Road, Bath. BA2 1ST.

An excellent opportunity has arisen to purchase this well proportioned three bedroomed end terraced property offered to the market for the very first time and believed to date from the 1960s. The benefits include gas heating, double glazing and no onward chain.

An early inspection is highly recommended, call 01225 463006 to arrange your visit.



An excellent opportunity has arisen to purchase this stunning three bedroomed end of terraced property offered to the market for the very first time and believed to date from the late 1960s.

The benefits include gas heating, double glazing and well proportioned gardens. The property briefly comprises a hall, lounge/dining room, kitchen, conservatory and porch, three bedrooms, cloakroom and shower room.

Externally, there is a very good sized garden to the front laid mainly to lawn. To the rear is a secluded garden laid to lawn and patio.

The property has been in the same occupancy since it was newly built and has a particularly pleasant end of terrace aspect opposite mature trees.

The shops and cafés of Moorland Road are in close proximity. The local primary school is also very nearby. The property offers extremely good access to the city centre, the universities and Bristol beyond.

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Entrance Porch

UPVC part double glazed door to front aspect, UPVC double glazed windows to front and side aspects, floor tiles.

Entrance Hall:

Double glazed door to front aspect, radiator, understairs cupboard containing fuse box and electricity meter.

Lounge/Dining Room: 6.55m max x 3.85m max

UPVC double glazed patio doors to rear aspect, UPVC double glazed window to front aspect, 2x radiators, very pleasant garden aspects.

Kitchen: 3.11m x 2.68m

UPVC double glazed door to rear aspect, UPVC double glazed window to rear aspect, radiator, range of base and wall mounted units, stainless steel sink drainer unit with mixer tap, wall tiles.

Conservatory: 2.69m x 2.68m

UPVC part double glazed door to rear aspect, UPVC double glazed windows to rear and side aspects, plumbing for washing machine,

plumbing for dishwasher, floor tiles, pleasant aspect towards garden.

First Floor Landing

Loft access, doors to all rooms.

Bedroom One: 3.45m max x 3.42m max

UPVC double glazed window to front aspect, radiator, built in cupboard, pleasant aspect towards trees.

Bedroom Two: 3.4m x 2.57m

UPVC double glazed window to rear aspect, radiator, built in cupboard, pleasant aspect towards garden.

Bedroom Three: 2.8m max x 2.59m max

UPVC double glazed window to front aspect, radiator, built in cupboard containing immersion tank.

Shower Room

UPVC double glazed window to rear aspect, pedestal wash basin, shower cubicle with Triton electric shower, heated towel rail, ornamental wall tiles.

Cloakroom

UPVC double glazed window to rear aspect, laminate effect floor, WC.

Front Garden

Laid mainly to lawn with low fencing, pleasant aspect towards trees.

Rear Garden

Laid mainly to lawn and patio, ornamental wall, mature hedge, 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@ahaea.co.uk

www.ahaea.co.uk

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18 Woodhouse Road,
Bath,
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Call now, visit us in
branch or go online to
book your viewing.



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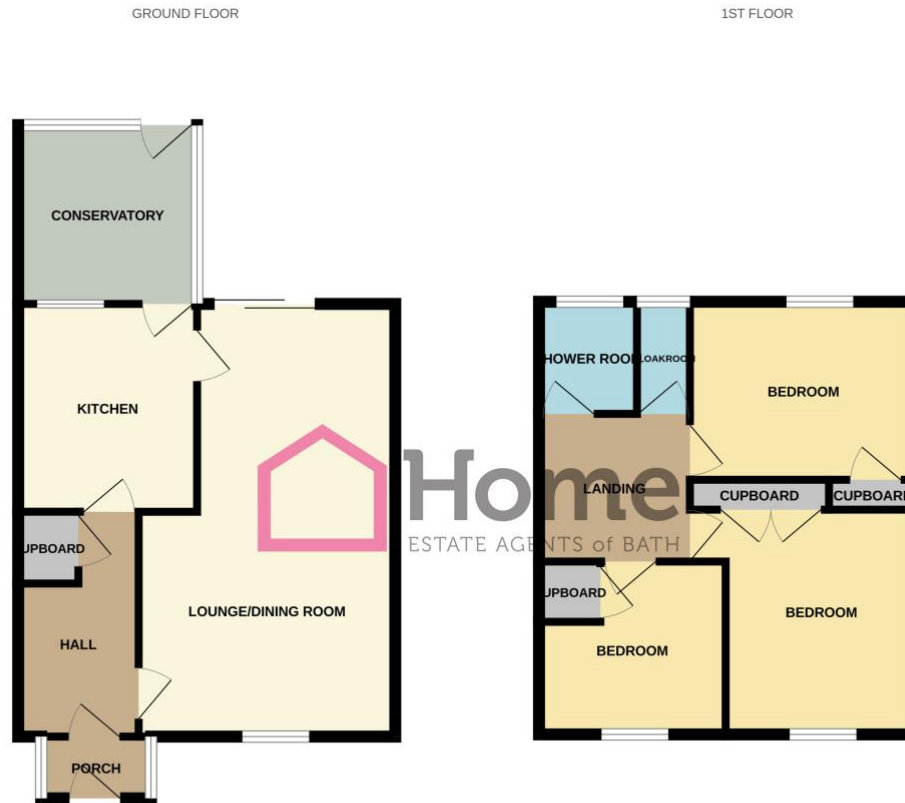
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