



£475,000

Energy Efficiency Rating: C

Old Fosse Road, Bath, BA2 2ST

Home Estate Agents of Bath are favoured with the instructions to market this sympathetically extended 5 bedroomed, stone built semi detached family home offered in immaculate order throughout. The property benefits from gas heating, double glazing, spacious double storey extension, close proximity to excellent local schooling and shopping facilities. NO CHAIN. Phone 01225 for further details.



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The property benefits from gas heating, double glazing, spacious double storey extension, close proximity to excellent local schooling and shopping facilities, off road parking for at least 2 cars, luxury appointed kitchen, upstairs quality shower room, house bathroom, far reaching views over open fields, low maintenance gardens with insulated garden store with fitted power and lighting. The generously proportioned family accommodation briefly comprises:- entrance hall, lounge, kitchen/diner, bathroom, 5 bedrooms, spacious shower room, parking to the front and gardens to the rear.

An early inspection is highly recommended to more fully appreciate the properties finer attributes. Phone 01225 463006 to arrange an internal appointment. NO ONWARD CHAIN.

Entrance Hall: 2.59m x 1.88m

Entered via replacement front door, stairs rising to first floor landing, electricity meter and fuse box, laminated flooring, understairs recess, door to downstairs bathroom and door to:-

Lounge/Diner: 6.50m max x 3.55m

Double glazed window to front aspect, laminated flooring, TV point with recess for media boxes etc, coved ceiling, recessed lighting, ornate radiator, further radiator and access to:-

Kitchen: 5.24m x 3.22m

Luxury appointed kitchen with large central island with seating area, inset induction hob with circular extractor fan over, fitted power points set within unit, fitted drawers under, full range of base level and wall units with drawers, work surfaces with matching upstands, 4x built in electric ovens and microwave oven, 1 ½ bowl sink unit with mixer tap with instantaneous hot water supply, space and plumbing for washing machine, dishwasher, dryer and American style fridge freezer, laminated flooring, recessed lighting, double glazed double doors to rear garden, door to:-

Bedroom: 3.00m x 1.92m

Double glazed window to rear aspect, radiator, laminated flooring.

Bathroom: 1.87m x 1.79m

White suite of panelled bath with mixed tap and electric shower unit over, low flush WC, wash hand basin with mixer and vanity unit under, tiled splashbacks, chrome towel radiator, laminated flooring, double glazed window to side aspect.

First Floor Landing:

Double glazed window to side aspect, bespoke radiator, access to loft, doors to:-

Bedroom: 4.20m x 3.28m

2 x double glazed windows to front aspect, engaging far reaching views, laminated flooring, wardrobe, radiator, original fireplace.

Bedroom: 2.98m x 2.45m

Double glazed window to rear aspect, laminated flooring, radiator, coving.

Bedroom: 2.96m x 2.55m

Double glazed window to rear aspect, radiator, coving.

Bedroom: 2.58m x 2.24m

Double glazed window to side aspect, radiator.

Shower Room:

Upgraded shower room with walk in shower cubicle with tray, mixer shower with large rose and additional shower attachment, tiled walls, recessed LED lighting, extractor fan, fitted mirror, shaver socket, airing cupboard, chrome towel radiator.

Parking:

Off road parking for at least 2 cars.

Front Garden:

Driveway giving access to front aspect, far reaching countryside views.

Rear Garden:

Low maintenance rear garden laid to artificial lawn, fencing to 3 sides, decked area, store with fitted power and lighting.

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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138 Old Fosse Road
Bath,
BA2 2ST.

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

📞 01225 463006

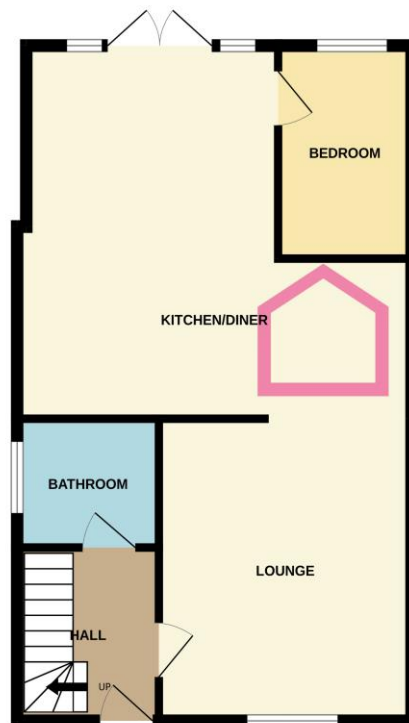
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GROUND FLOOR



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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