



£350,000

Energy Efficiency Rating: C

Haycombe Drive, Bath, BA2 1PR.

Home Estate Agents of Bath offer this rare opportunity to purchase this stunning stone built, four double bed roomed, semi detached family home situated in a sought-after location. The benefits include gas heating, double glazing, double aspect lounge, conservatory and spacious gardens to the rear.

Phone 01225 463006 for further details or to arrange an internal inspection.



A very rare opportunity has arisen to purchase this stunning stone built, four double bedroomed, semi detached family home situated in a sought-after location and believed to date from the late 1930s.

The benefits include gas heating, double glazing, conservatory and well proportioned gardens to the rear. The property briefly comprises: Entrance hall, double aspect lounge/dining room, kitchen, four double bedrooms and bathroom. To the front, the garden is laid to lawn with patio and landscaping. The home is offered in immaculate condition and has been well maintained by the current owners. There are local shops nearby, together with further shops and cafés within Moorland Road. There are also various good schools in close proximity. The property offers extremely good access to the city centre, the universities and Bristol beyond. Early viewing strongly advised. Phone 01225 463006 to arrange an internal appointment.

Entrance Hall:

UPVC part double glazed door with stained glass to front aspect, radiator, built in cupboard, period style banister, Dado rail, doors to all rooms, stairs rising to first floor landing.

Lounge/Dining Room: 5.74m (max) x 3.99m (max)

UPVC double glazed patio doors to rear aspect, window over, UPVC double glazed window to front aspect, radiator, built in cupboard containing Worcester gas boiler, Dado rail, ornamental ceiling.

Kitchen: 3.97m (max) x 3.33m (max)

UPVC part double glazed door to side aspect, 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, plumbing for washing machine, plumbing for dishwasher, heated towel rail, laminated flooring, pleasant garden aspect.

Bathroom:

UPVC double glazed window to front aspect, UPVC double glazed window to side aspect, radiator, pedestal wash basin, panelled bath

with Triton electric shower over, WC, wall tiles, wooden panelling, Dado rail, ornamental plasterwork.

Conservatory: 3.02m max x 2.45m max

UPVC double glazed patio door to side aspect, UPVC double glazed windows to side and rear aspects, floor tiles.

First Floor Landing:

UPVC double glazed window to front aspect, radiator, period style banister, Dado rail, doors to all rooms.

Bedroom: 4.32m x 2.81m

UPVC double glazed window to rear aspect, radiator, built in cupboard, picture rail, laminated flooring, views.

Bedroom: 3.24m x 2.85m

UPVC double glazed window to front aspect, radiator, picture rail, views.

Bedroom: 2.97m x 2.8m

UPVC double glazed window to rear aspect, radiator, picture rail, views.

Bedroom: 3.29m x 1.96m

UPVC double glazed window to front aspect, radiator, picture rail, laminate flooring, views.

Front Garden:

Laid mainly to lawn with ornamental railings, gas meter, wooden fencing, flower beds and shrubs.

Rear Garden:

Laid mainly to lawn with patio areas, mature trees and shrubs.

For further details or to arrange an internal inspection, please contact us on 01225 463006 or email us on sales@ahea.co.uk

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GROUND FLOOR



1ST FLOOR



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