



£425,000

Energy Efficiency Rating: D

Albany Road, Bath. BA2 1BW.

This stunning and substantial stone built Edwardian period property offers three double bedrooms and is situated in a highly sought after cul de sac location. The benefits include gas heating, double glazing and an impressive, south facing garden.

Early viewing is strongly advised. Please call 01225 463006 to arrange an internal inspection.



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The property briefly comprises a well proportioned conservatory, lounge/dining room, kitchen, three double bedrooms and a bathroom, as well as areas of hall and landing.

Externally, there is a low maintenance front garden with mature hedges. The rear garden is laid mainly to lawn with various secluded areas of landscaping and a rear vehicular access.

The property has a selection of shops and a Costa Coffee nearby. There are a selection of new gyms in close proximity. There is extremely good access to the city centre, as well as numerous transport links to the universities, and Bristol beyond. Early viewing is strongly advised. Please call 01225 463006 to arrange an internal inspection.

Entrance Lobby

Wood effect UPVC part double glazed front door with stained glass detail, UPVC double glazed window over, cupboard containing electric meter and recent fuse box.

Entrance Hall

UPVC double glazed door to front aspect, radiator, dado rail, laminate flooring.

Lounge/Dining Room: 4.37 x 3.97 Max

UPVC double glazed door to rear aspect, radiator, stairs rising to first floor landing, understairs cupboard, dado rail.

Kitchen: 2.51m x 2.44m

UPVC double glazed door to side aspect, UPVC double glazed door to rear aspect, range of base and wall mounted units, composite sink drainer unit with mixer tap, integrated electric hob and cooker, tiled splash backs, plumbing for washing machine.

Conservatory:

UPVC double glazed patio doors to rear aspect, UPVC double glazed windows to rear aspect and side aspect, electric fire, floor tiles.

Bedroom: 3.39m x 3.3m

UPVC double glazed window to front aspect, radiator, gas fire, dado rail.

First Floor Landing

Doors to all rooms, loft access.

Bedroom: 4.55m x 3.4m

UPVC double glazed window to front aspect, radiator, built in cupboards containing Worcester gas boiler.

Bedroom: 3.95m Max x 2.69m

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

Bathroom

UPVC double glazed window to rear aspect, radiator, wash basin within vanity unit, panelled bath with shower

over, WC, fully tiled walls, built in cupboards.

Parking

Area used for parking to the rear of the property.

Front Garden

Low maintenance front garden with path and ornamental shrubs. Gas meter.

Rear Garden

Landscaped south facing garden separated into areas of lawn, patio and gravel. Flower beds and shrubs. Two garden sheds.

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

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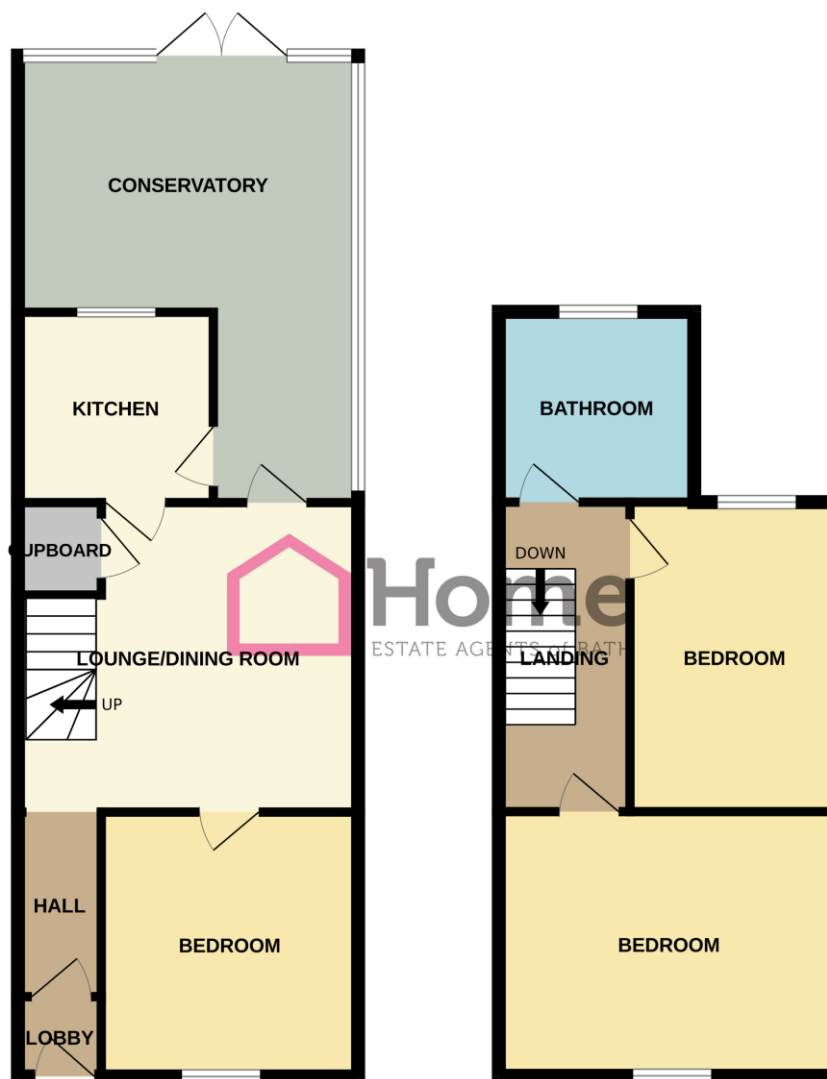
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GROUND FLOOR

1ST FLOOR



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