



£425,000

Energy Efficiency Rating: D

Arlington Road, Bath, BA2 3PG.

An extremely rare opportunity has arisen to purchase this substantial stone built two bedroom double bay fronted property offered to the market for the first time in many years. The benefits include gas heating, double glazing, and an abundance of historical character. Early viewings are advised. Please call 01225 463006.



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The benefits include gas heating, double glazing and an abundance of historic character.

The property briefly comprises a lounge, dining room, kitchen, utility room, cloakroom, cellar, two double bedrooms and a bathroom, as well as areas of hall and landing.

The property is particularly well located for the shops and cafés of Moorland Road. There are an abundance of sought after schools in the area. There are a good range of restaurants locally from The Moorfields to Café 84. Oldfield Park train station is within close proximity. There are various new gyms in the area, as well as the Linear Park cycle path.

The new resident parking zone makes vehicular access very easy.

The property offers excellent access to the city centre, the Universities and Bristol beyond. Early viewing strongly advised. Please phone 0122546 3006 to arrange an internal inspection.

Lobby:

UPVC part double glazed door to front aspect, UPVC double glazed window over, fuse box, electricity meter, gas meter, ornamental ceiling.

Entrance Hall:

Single glazed door to front aspect, single glazed window over, radiator, ornamental ceiling, stairs rising to first floor level.

Lounge: 3.6m x 3.14m

UPVC double glazed bay window to front aspect, radiator, period style fireplace surround with gas fire, ornamental ceiling.

Dining Room: 3.65m x 3.44m

Single glazed window to rear aspect, radiator, period style fireplace surround, built in cupboard.

Kitchen: 3.42m x 2.45m

Single glazed door to side aspect, UPVC double glazed window to rear aspect, radiator, range of base and wall mounted units, stainless steel sink drainer unit, integrated gas hob, electric cooker, integrated cooker hood, plumbing for washing machine, tiled splashbacks.

Utility Room: 4.61m x 1.53m

UPVC part double glazed door to rear aspect, UPVC double glazed window

to rear aspect, windows to side aspect.

Cloakroom:

Paneling, wall tiles, WC, Worcester gas boiler.

Cellar: 3.5m approx. x 3.5m approx

Singled glazed window to rear aspect, exposed brick walls. Not full height.

First Floor Landing:

Loft access, built in cupboard, ornamental banister, doors to all rooms.

Bedroom: 4.28m x 3.61m

UPVC double glazed bay window to front aspect, further UPVC double glazed window to front aspect, 2x radiators, built in cupboard, pleasant aspect towards street.

Bedroom: 3.65m x 2.57m

UPVC double glazed window to rear aspect, radiator, period style fireplace surround, built in cupboard.

Bathroom:

UPVC double glazed window to rear aspect, radiator, pedestal wash basin, panelled bath with Triton electric shower over, WC, wall tiles, built in cupboards.

Front Garden:

Low maintenance front garden laid mainly to patio. Pleasant aspect towards street.

Front Garden:

Laid mainly to patio and landscaping, flower beds and shrubs, small ornamental pond, concrete storage building, rear pedestrian access.

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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28 Arlington Road
Bath
BA2 3PG

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



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Bath, BA2 3PL



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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