



£450,000

Energy Efficiency Rating: D

Monksdale Road, Bath, BA2 2JF

A very rare opportunity has arisen to purchase this stunning three double bedroom stone built period property situated in an enviable location and believed to date from the 1890s. The benefits include a secluded west facing garden, an abundance of historic character and a block paved private driveway. Early viewings strongly advised. Please call 01225 463006 to arrange an internal inspection.



A rare opportunity has arisen to purchase this stunning three double bedroom stone built period property situated in an enviable location and believed to date from the 1890s.

The benefits include a secluded west facing garden, an abundance of historic character and a block paved private driveway. The property briefly comprises:- lounge, dining room, kitchen, three double bedrooms, one with en suite and bathroom. Externally, there is a recently constructed private driveway with ornamental paving. The rear garden is extremely secluded and has been superbly upgraded and maintained by the current owners and is laid mainly to landscaping and patio with views towards the northern slopes.

This amazing property was sold by us some years ago and nestles midway between the Linear Park Cycle Path and The Moorfields Restaurant. The shops and cafés of Moorland Road are very close by and there is a new gym with its own coffee shop just around the corner. There are particularly good Primary and Secondary schools in the area. The property offers extremely good links to the city centre, the Universities and Bristol beyond. An early viewing is strongly advised. Please call 01225 463006 to arrange an internal inspection.

Hall:

UPVC part double glazed door with stained glass to front aspect, UPVC double glazed window over, radiator, period style Dado rail, fuse box, electricity meter, gas meter, laminate flooring, stairs rising to first floor level.

Lobby:

Between Lounge and Dining room, understairs storage.

Lounge: 3.7m x 3.32m

2x UPVC double glazed windows to front aspect, radiator, period style door, gas boiler, pleasant aspect towards street.

Dining Room: 4.39m x 3.59m

UPVC double glazed window to rear aspect, radiator, period style fireplace surround, period style doors, laminate flooring, pleasant west facing aspect towards garden.

Kitchen: 3.16m x 2.4m

UPVC double glazed door to side aspect, UPVC double glazed window to side aspect, radiator, range of base and wall mounted units, stainless steel sink drainer unit with mixer tap, integrated gas hob, cooker hood, integrated electric cooker, integrated fridge, integrated freezer, plumbing for washing machine, pleasant garden aspect.

Bathroom:

UPVC double glazed window to rear aspect, UPVC double glazed window to side aspect, wash basin within vanity

unit, panelled bath with choice of shower attachments over, WC, heated towel rail, laminate flooring.

First Floor Landing:

Period style doors to rooms.

Bedroom: 4.41m x 3.68m

2x UPVC double glazed window to front aspect, radiator, period style fireplace surround, period style door leading to built in cupboard, ceiling cornice, ornamental plasterwork, stripped wooden floorboards, pleasant aspect towards street.

Bedroom: 4.4m x 3.64m

UPVC double glazed window to rear aspect, radiator, ornamental fireplace surround, eaves storage, laminate flooring, pleasant west facing aspect towards garden.

Second Floor

Bedroom: 4.31m MAX x 4.1m MAX

Velux window to rear aspect, radiator, period style beams and brickwork, eaves storage, laminate flooring.

En Suite:

2x Velux windows to rear aspect, wash basin within vanity unit, shower cubicle with electric shower, WC, wall tiles period style beams and brickwork.

Garage/Parking:

Private driveway to the front of the property with ornamental paving.

Front Garden:

Laid entirely to driveway.

Rear Garden:

Spectacular west facing secluded rear garden laid to patio and decking landscaping, flower beds and shrubs. Rear pedestrian access. Spectacular views towards Sion Hill and Lansdown.

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

www.aheda.co.uk

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book your viewing.

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