



**£415,000**

Energy Efficiency Rating: B

## The Hollow, Bath, BA2 1NJ

An excellent opportunity has arisen to purchase this stunning three double bedroomed, semi detached bungalow situated in a secluded and sought after location just off 'The Hollow'. The benefits include gas heating, double glazing and off road parking. Early viewings are advised. Please call 01225 463006 to arrange an internal inspection. No onward chain.







An excellent opportunity has arisen to purchase this stunning three double bedroom semi detached bungalow situated in a secluded and sought after location just off 'The Hollow'. The benefits include gas heating, double glazing and off road parking.

The property briefly comprises a lounge, dining room, kitchen, cloakroom, three double bedrooms and a shower room as well as extensive areas of hallway. Externally, the front garden is laid mainly to patio with a private driveway.

The secluded rear garden is laid mainly to reproduction grass with further areas of patio.

The property has been meticulously maintained and upgraded by the current owners.

The property benefits from solar panels to the roof which we are told reduces its energy bills.

The shops and cafés of Moorland road and Mount Road are both nearby. There are an abundance of good schools in the area. The property offers easy access to the city centre, the universities and Bristol beyond. Early viewings are advised. Please call 01225 463006 to arrange an internal inspection. No onward chain.

#### **Entrance Hall:**

Part glazed wooden door to front aspect, double glazed window to front aspect, 2x uPVC double glazed windows to side aspect, 2x radiators, 2x built in cupboards, loft access.

#### **Cloakroom:**

uPVC double glazed window to side aspect, radiator, wash basin within vanity unit, tiled splashback, WC, heated towel rail, fuse box.

#### **Lounge: 4.65m x 3.21m**

uPVC double glazed bay window to rear aspect, uPVC double glazed window to side aspect, radiator, ornamental electric fire, pleasant garden aspect.

#### **Dining Room: 3.31m x 3.16m**

uPVC double glazed window to front aspect, uPVC double glazed window to side aspect, radiator.

#### **Kitchen: 3.1m x 2.11m**

Range of base and wall mounted units, 1½ bowl stainless steel sink drainer unit with mixer tap, integrated

cooker hood, plumbing for washing machine, ornamental tiled splashbacks.

#### **Bedroom: 4.7m x 3.32m**

uPVC double glazed window to rear aspect, radiator.

#### **Bedroom: 4.83m x 3.05m**

uPVC double glazed window to rear aspect, radiator, range of built in cupboards.

#### **Bedroom: 3.61m x 3.06m**

uPVC double glazed patio doors to rear aspect, radiator, pleasant garden aspect.

#### **Shower Room:**

uPVC double glazed window to rear aspect, pedestal wash basin, shower cubicle with Triton electric shower, WC, heated towel rail, full tiled walls.

#### **Parking:**

Private driveway giving off road parking.

#### **Front Garden:**

Laid mainly to patio with flower beds and shrubs.

#### **Rear Garden:**

Laid mainly to low maintenance artificial grass with patio areas, flower beds, shrubs and side 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](mailto:sales@ahea.co.uk)*

**[www.ahea.co.uk](http://www.ahea.co.uk)**

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

📞 01225 463006

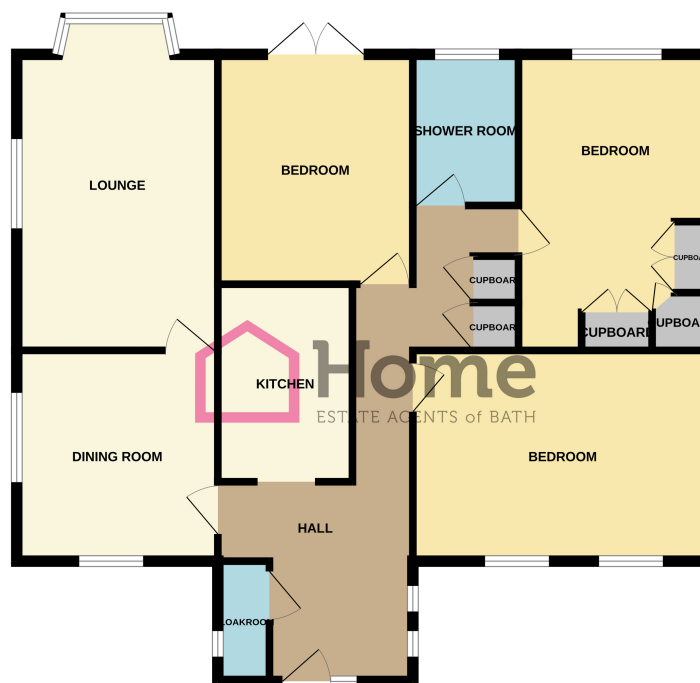
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GROUND FLOOR



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