



£400,000

## The Hollow, Bath, BA2 1NG

Energy Efficiency Rating: D

Home Estate Agents are pleased to offer this spacious and well maintained 3 bedroomed semi detached bungalow set on a level location close to all local amenities. The benefits include well laid out and versatile accommodation, gas central heating, double glazing throughout, off road parking for several vehicles and flat, well maintained landscaped gardens to rear. Phone 01225 463006 to arrange an internal inspection.



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The spacious accommodation briefly comprises:- entrance hall, good sized lounge, kitchen/diner, 3 double bedrooms and modern fitted shower room.

The property is well located for local shops within Mount road and also in close proximity to Rush Hill and Moorland Road.

An internal inspection is highly recommended to more fully appreciate the benefits of this super bungalow.

Phone 01225 463006 to arrange an internal inspection.

#### **Entrance Hall:**

Entered via replacement front door, laminated flooring, radiator, dado, large storage cupboard, panelled doors to:-

#### **Lounge: 6.31m x 3.05m**

Feature fire surround with inset 'living flame' gas fire, double glazed bay window to front aspect, laminated flooring, TV point, double glazed window to side aspect, picture rails, cupboard housing gas combi boiler.

#### **Kitchen/Dining Room: 3.98m x 3.09m**

Modern fitted kitchen with full range of base level cupboards and drawers and matching wall units, fitted work surfaces, sink unit with mixer tap over, inset gas hob with extractor fan over, electric eye level oven, integrated fridge/freezer, space and plumbing for washing machine, radiator, laminated flooring, tiled splashbacks, coving, double glazed window to side aspect, panelled door to inner lobby

and 2<sup>nd</sup> sitting room/bedroom 3.

#### **Inner Lobby:**

Laminated flooring, double glazed window to side aspect.

#### **Bedroom One: 4.09m x 2.93m**

Double glazed window to front aspect, coving, radiator.

#### **Bedroom Two: 4.00m x 3.11m**

Double glazed window to rear aspect, coving, picture rail and radiator.

#### **2<sup>nd</sup> Sitting Room/Bedroom**

##### **Three: 3.61m x 3.06m**

Fitted gas fire, TV point, radiator, double glazed double doors to rear, telephone point.

#### **Shower Room:**

Walk in shower cubicle with Mira electric shower unit, wash hand basin, low flush WC, radiator, tiled splashbacks and flooring, shaver socket, double glazed window to rear aspect.

#### **Parking:**

Block paving for off road parking.

#### **Front Garden:**

Shingled front garden with retaining wall and path to front door, gared side access to:-

#### **Rear Garden:**

Full width patio area, rear gardens laid to lawn with mature shrubs.

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

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Bath,  
BA2 1NG.

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to book your viewing.

 01225 463006

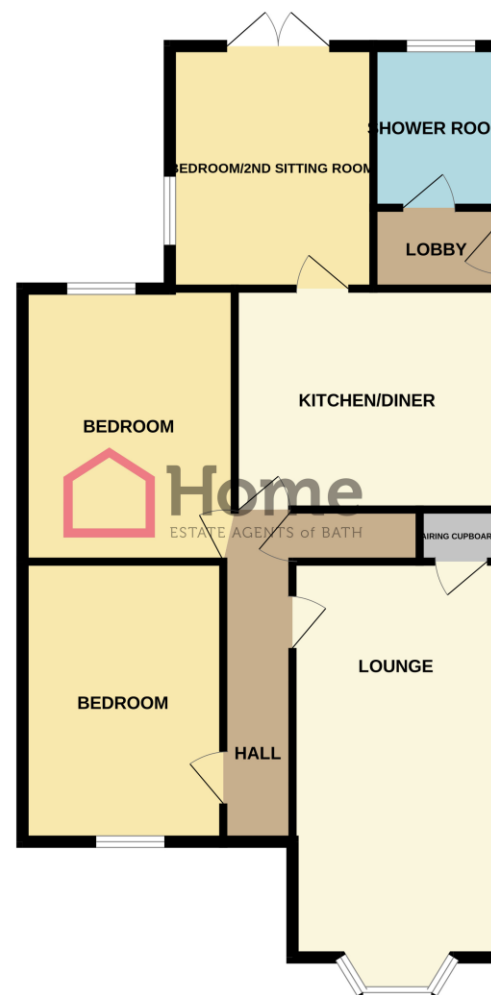
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GROUND FLOOR



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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