

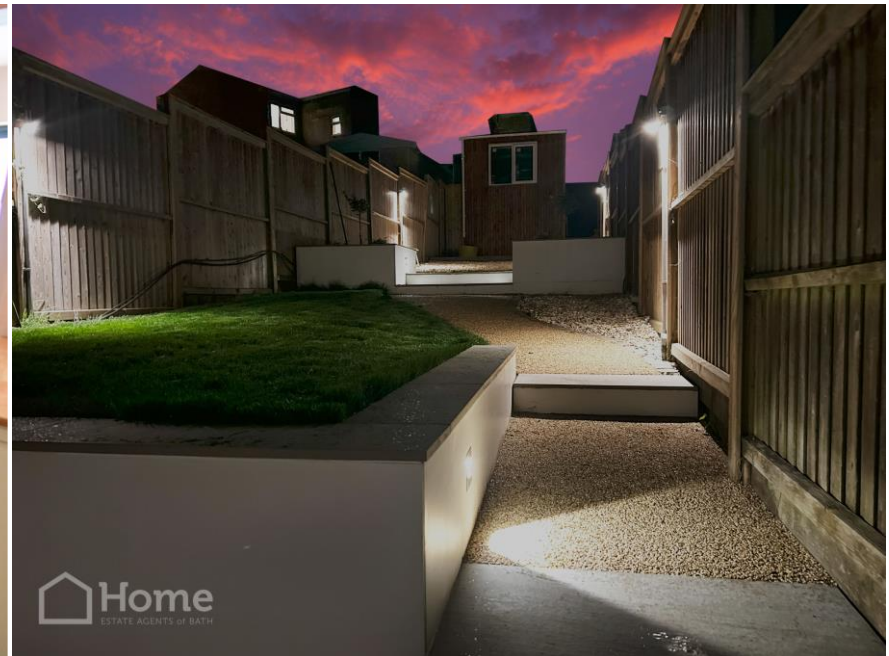


£500,000

Energy Efficiency Rating: TBC

Lymore Avenue, Bath, BA2 1BA.

An excellent opportunity has arisen to purchase this stunning and substantial, stone built three double bedroomed period property in a highly sought after location which has been upgraded by the current owner, believed to date from 1900. The benefits include gas heating, double glazing and an abundance of historic character. Early viewings advised. Please call 01225 463006 to arrange an internal inspection.



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The property briefly comprises a lounge, further reception room, kitchen/dining room, lobby, downstairs shower room, three double bedrooms and upstairs shower room as well as areas of hall and landing. Externally, the front garden is laid to areas of patio and landscaping.

The rear garden is laid to lawn and patio with landscaping. There is a garage with a parking area in front of it.

The property is extremely well located for an abundance of good schools, the shops and cafés of Moorland Road are nearby. There are various new gyms in close proximity as well as the Linear Park cycle path.

The property offers extremely good access to the city centre, the universities and Bristol beyond. Early viewings advised. Please call 01225 463006 to arrange an internal inspection.

Entrance Hall:

UPVC part double glazed door to front aspect, UPVC double glazed window over, ornamental radiator, built in cupboard, electricity meter and fuse box, ornamental floor tiles.

Lounge: 4.28m x 3.8m

2x UPVC double glazed windows to front aspect, ornamental radiator, period style fireplace surround, built in cupboards and shelving, oak flooring.

Reception Room: 4.28m x 3.97m

Ornamental radiator, oak flooring, stairs rising to first floor level.

Kitchen/Dining Room: 6.49m MAX x 2.41m MAX

Double glazed bifold patio doors to rear aspect, double glazed window to side aspect, ornamental radiator, range of base and wall mounted units, 1½ bowl sink with mixer tap, integrated electric hob, electric cooker, integrated cooker hood, fridge, freezer, dishwasher, cupboard containing plumbing for washing machine, cupboard containing Worcester gas boiler, splashbacks, floor tiles,

underfloor heating, pleasant garden aspect.

Shower Room:

UPVC double glazed window to rear aspect, wash basin, shower cubicle with Mira electric shower, WC, heated towel rail, built in cupboards, wall tiles, floor tiles.

First Floor Landing:

Loft access, ornamental banister, wooden flooring, doors to all rooms.

Bedroom: 4.28m x 3.83m

2x UPVC double glazed windows to front aspect, ornamental radiator, built in cupboards, wooden flooring, spectacular panoramic views.

Bedroom: 2.67m x 2.62m

UPVC double glazed window to rear aspect, ornamental radiator, wooden flooring, pleasant garden aspect.

Bedroom: 3.08m x 2.41m

UPVC double glazed window to rear aspect, ornamental radiator, wooden flooring, pleasant garden aspect.

Shower Room:

Wash basin, shower cubicle with choice of attachments, WC, heated towel rail, wall tiles, floor tiles.

Garage/Parking:

Garage with up and over door as well as a UPVC double glazed window. Parking area adjacent.

Front Garden:

Laid mainly to patio and landscaping, garden store, gas meter, spectacular panoramic views.

Rear Garden:

Laid mainly to lawn with patio areas. Landscaping, flower beds and 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

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7 Lymore Avenue
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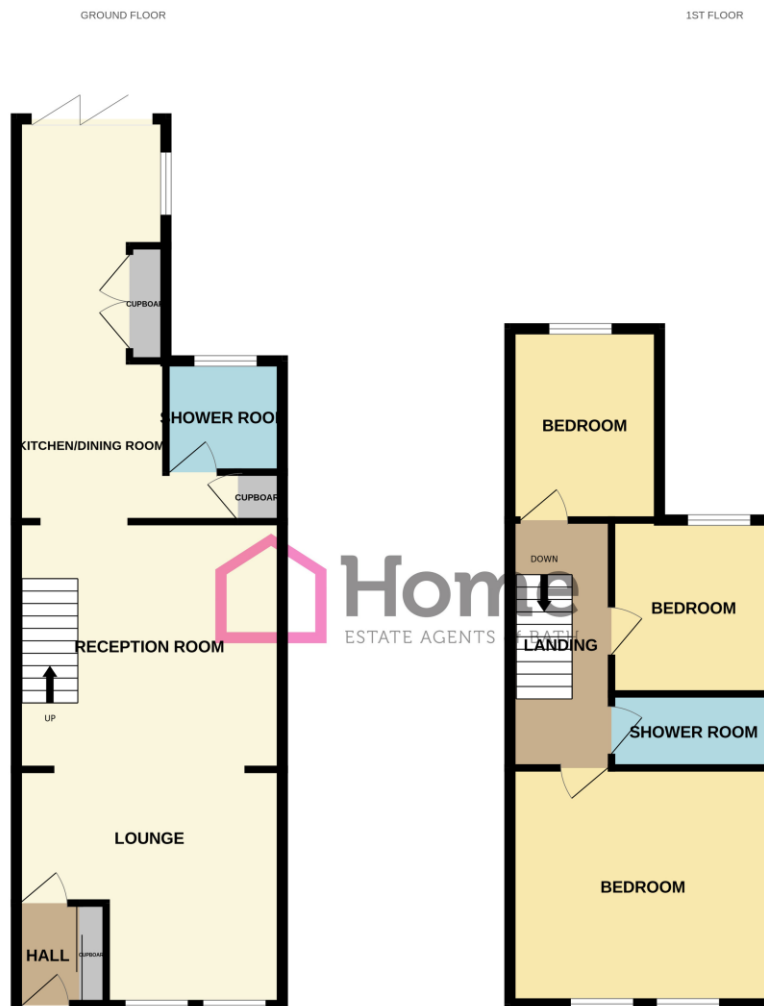
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branch or go online to
book your viewing.

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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 misstatement. 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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