



£450,000

Energy Efficiency Rating: E

Loxley Gardens, Bath, BA2 1HS.

An excellent opportunity to acquire this spacious 3 /4 bedroomed end of terraced property situated on the southern slopes of Bath, offered with no onward chain. The property has been sympathetically extended to offer versatile downstairs accommodation with the addition of a second sitting room/bedroom 4 with garden room/utility behind. An early inspection is highly recommended to more fully appreciate this 'no onward chain' family home. Phone 01225 463006 to view.



An excellent opportunity to acquire this spacious 3 /4 bedroomed end of terraced property situated on the southern slopes of Bath offered with no onward chain. The property has been sympathetically extended to offer versatile downstairs accommodation with the addition of a 2nd sitting room/bedroom 4 with garden room with utility area behind. The benefits include gas heating (with newly installed boiler), double glazing throughout, good sized corner plot with generous rear gardens, stunning views of the city, close to local shops, amenities and schooling. The accommodation briefly comprises:- entrance porch, entrance hall, lounge, kitchen/diner, 2nd sitting room/bedroom 4, WC, garden room, 3 upstairs bedrooms & upgraded shower room. An early inspection is highly recommended to more fully appreciate this 'no onward chain' family home. Phone 01225 463006 to view.

Entrance Porch:

Entered via double glazed front door, double glazed windows to front and side aspects.

Entrance Hall:

Entered via double glazed front door, stairs rising to first floor landing, radiator, understairs cupboard, doors to lounge, kitchen and 2nd sitting room/bedroom 4.

Lounge: 4.77m x 3.35m

Fitted gas fire, TV point, floor to ceiling double glazed window to front aspect, sliding door to:-

Kitchen/Dining Room: 5.13m x 4.13m

1 ½ bowl stainless steel sink unit, range of base level and wall units, fitted work surfaces, fitted oven, hob and extractor, space for fridge/freezer & plumbing for dishwasher, tiled splashbacks, double glazed double doors to utility room/sun room. Dining area with double glazed window to rear aspect, radiator.

Cloakroom:

Modern and upgraded WC with wash hand basin with cabinets below, low flush WC, tiled walls, further fitted cupboard and double glazed window to rear aspect, duplex heater.

Garden Room/Utility Room: 4.75m x 2.33m

Floor to ceiling double glazed windows to front and rear aspects, enjoying far reaching views, radiator, plumbing for washing machine and space for dryer.

2nd Sitting Room/Bedroom 4: 5.10m x 2.30m

Double glazed windows to front and side aspects, radiator, recessed downlights, meter cupboard.

First Floor Landing:

Access to loft, double glazed window to side aspect, over stairs cupboards with Worcester combi boiler, doors to:-

Bedroom One: 3.51m x 2.42m

Double glazed window to front aspect, radiator, range of fitted wardrobes.

Bedroom Two: 3.83m x 2.42m

Range of fitted wardrobes, radiator, double glazed window to rear aspect, giving stunning city views.

Bedroom Three: 2.46m x 1.90m

Entered via sliding door, radiator, double glazed window to front aspect.

Bathroom

Upgraded and quality shower room with walk in shower cubicle with 'Mira' mixer shower, low flush WC, wash hand basin with cabinets below, chrome towel radiator, fitted down lights and double glazed window to rear aspect.

Parking

Off road parking for one car.

Front Garden

Retaining front wall with lawned front garden with shrubs, gated side access to:-

Rear Garden

Generous 'L' shaped corner garden, laid to lawn with mature privacy hedge, retaining rear wall, timber store, outside tap and gated rear access.

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

www.ahaea.co.uk

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1 Loxley Gardens,
Bath,
BA2 1HS

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

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✉️ sales@ahea.co.uk

🐦 @at_home_bath

📍 @Home Estate Agents
13 Moorland Road,
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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