



£285,000

Energy Efficiency Rating: C

Twerton Farm Close, Bath, BA2 1BL.

An excellent opportunity has arisen to purchase this stunning and upgraded modern two double bedroom property, offered to the market with no onward chain and situated in a highly sought after cul de sac location. The benefits include gas heating, double glazing and private parking. Early viewing advised. Please call 01225 463006 to arrange an internal inspection.



An excellent opportunity has arisen to purchase this stunning and upgraded modern two double bedroom property, offered to the market with no onward chain and situated in a highly sought after cul de sac location. The benefits include gas heating, double glazing and private parking.

The property briefly comprises a porch, lounge/dining room, kitchen, open plan stairwell, landing, two double bedrooms and a bathroom.

The front garden is low maintenance and south facing. To the rear, there is a secluded patio garden adjacent to the railway line with mature shrubs. There is a private parking space.

The property offers extremely good access to the shops and cafés of Moorland Road. Costa Coffee is nearby, as well as various gyms. The Linear Park Cycle Path is also in close proximity.

The property offers good access to the City Centre, the Universities and Bristol beyond. Early viewings advised. Please call 01225 463006 to arrange an internal inspection.

Entrance Porch:

Door to front aspect, UPVC double glazed windows to front and side aspects, floor tiles.

Lounge/Dining Room: 5.36m x 3.08m

Part double glazed door to front aspect, UPVC double glazed window to front aspect, UPVC double glazed window to rear aspect, 2x radiators, fireplace surround with brickwork, wooden flooring.

Kitchen: 3.35m x 2.15m

UPVC double glazed window to front aspect at first floor level, range of base and wall mounted units, 1½ bowl stainless steel sink drainer unit with mixer tap, integrated electric hob, cooker, integrated cooker hood, microwave, washer dryer, fridge, freezer, splashbacks, fuse box, wooden flooring.

Stairwell:

UPVC double glazed window to rear aspect at first floor

level, stairs rising to first floor level, understairs cupboard.

First Floor Landing:

Loft access, cupboard containing Vaillant gas boiler, doors to all rooms.

Bedroom: 3.38m MAX x 3.09m MAX

UPVC double glazed window to front aspect, radiator, south facing aspect, spectacular views.

Bedroom: 3.4m x 2.19m

UPVC double glazed window to front aspect, radiator, south facing aspect, spectacular views.

Bathroom:

UPVC double glazed window to rear aspect, wash basin within vanity unit, panelled bath with choice of shower attachments over, WC, heated towel rail, wall tiles, floor tiles.

Parking:

Private parking space.

Front Garden:

Low maintenance south facing garden laid mainly to landscaping.

Rear Garden:

Secluded rear courtyard garden laid mainly to patio with period style stone wall, 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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4 Twerton Farm Close Bath BA2 1BL

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branch or go online to
book your viewing.

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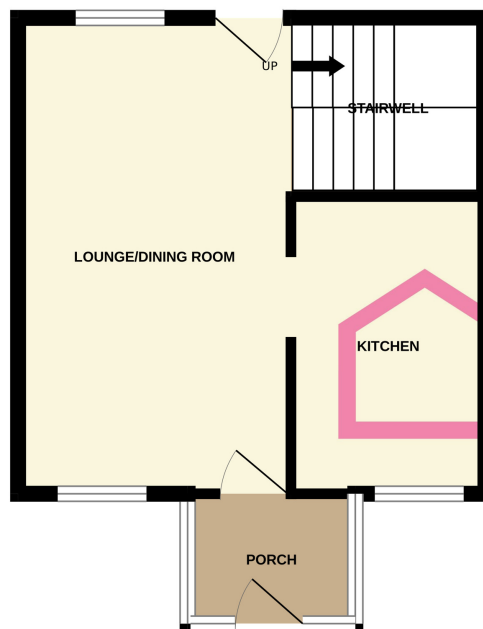
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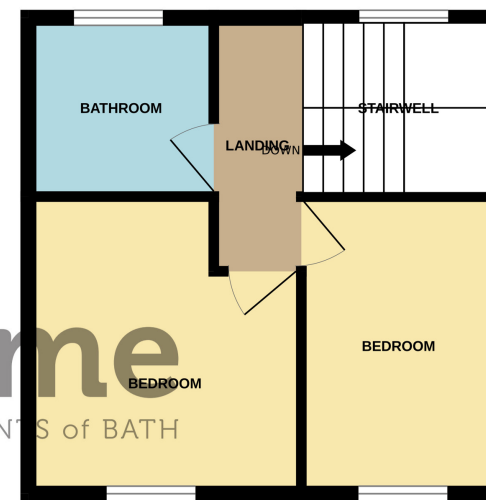
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GROUND FLOOR



1ST FLOOR



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