



**£285,000**

Energy Efficiency Rating: TBC

## Heather Drive, Sulis Meadows, Bath.

Home Estate Agents of Bath are pleased to offer this well presented, 2 bedrooomed mid-terraced house situated in a cul-de-sac location on this popular development. The property benefits from gas central heating, uPVC double glazing, neat gardens to front & rear and two designated off road parking spaces. An early inspection is highly recommended. Phone 01225 463006 to view.





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#### **Entrance Porch:**

Open canopy porch with access to bin store.

#### **Entrance Hall:**

Entered via timber front door, stairs rising to first floor landing, telephone point, radiator, consumer unit, door to lounge/diner & door to kitchen.

#### **Lounge/Diner: 4.79m x 3.56m**

Double glazed door to rear garden, double glazed windows to rear aspect, double radiator, understairs cupboard, dining area, TV & telephone point.

#### **Kitchen: 3.00m x 1.72m**

Stainless steel sink drainer unit with range of base level and wall units, fitted work surfaces, inset gas hob with electric oven below and extractor

fan above, plumbing for washing machine, gas boiler, space for fridge freezer, tiled splashbacks, radiator, double glazed window to front aspect.

#### **First Floor Landing:**

Access to loft space, doors to:-

#### **Bedroom 1: 3.55m x 3.07m**

Double bedroom with double glazed window to rear aspect, radiator.

#### **Bedroom 2: 3.59m x 2.84m**

Double bedroom with double glazed window to front aspect, radiator, airing cupboard with hot water tank.

#### **Bathroom:**

White suite of panelled bath with mixer tap and shower attached, low

dual flush WC, wash hand basin, tiled splashbacks, radiator, extractor fan, shaver socket.

#### **Parking:**

Designated off road parking for 2 cars, directly to the front of the property.

#### **Front Garden:**

Small front garden laid to shrub borders and lawn

#### **Rear Garden:**

Well maintained and manageable rear garden laid to lawn with mature hedging and shrubs. Timber garden store. Gated rear 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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to book your viewing.

📞 01225 463006

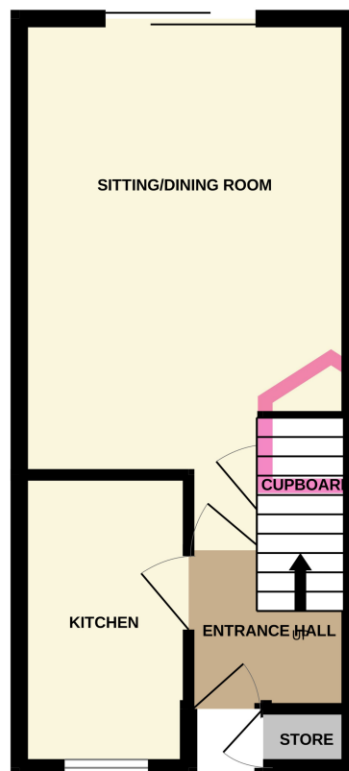
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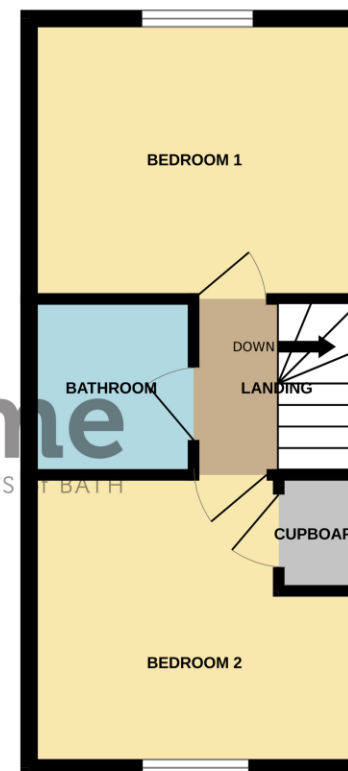
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GROUND FLOOR



1ST 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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