



Offers in excess of:

£280,000

Energy Efficiency Rating: D

East Close, Bath, BA2 1QD.

An excellent opportunity to acquire this substantial 2 bedroomed, semi detached family home situated at the end of this small cul-de-sac enjoying unrivalled and far reaching views of the city and beyond, benefitting from gas heating, double glazing, spacious gardens and off road parking.

An early inspection is highly recommended. Phone 01225 463006 to arrange an internal inspection.





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The property briefly comprises: entrance hall, double aspect lounge, modern fitted kitchen, WC, 2 double bedrooms and upgraded shower room. Outside, the property enjoys private, off-road parking, spacious and well-kept rear gardens with patio area and timber store.

The benefits include gas central heating, double glazing, close to local amenities within Mount Road, glorious views to the rear, easy access to Bath City Farm. Further amenities within Oldfield Park, together with the local train station and regular bus service as well as the Two Tunnels Cycle and footpath.

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Entrance Hall:

Entered via replacement front door, stairs rising to first floor landing, consumer unit, white panelled door to:-

Lounge: 4.15m x 4.07m

Double glazed windows to front and side aspect, open hearth fireplace with mantelpiece, laminated flooring, TV point, radiator, coving, panelled door to:-

Kitchen: 4.39m x 2.77m

Modern fitted white kitchen with 1½ bowl sink unit with swan neck mixer tap, fitted worksurfaces, plumbing for washing machine, tiled splashbacks and flooring, space for fridge/freezer/dryer, Worcester gas combi boiler, double glazed window to rear aspect, enjoying views over rear garden, understairs cupboard, double glazed door to rear garden and access to:-

W.C:

White low flush WC with wash hand basin, with cabinet below.

First Floor Landing:

Double glazed window to side aspect, access to loft, white panelled doors to:-

Bedroom: 4.09m x 3.22m

Double glazed window to front aspect, radiator, fitted cupboards.

Bedroom: 3.22m x 2.80m

Double glazed window to rear aspect, enjoying far reaching views of the city and countryside beyond, radiator, picture rails.

Shower Room:

Modern and upgraded shower room with corner shower cubicle with mixer shower, low flush WC, wash hand basin with mono tap and cabinet below, extractor fan and modern towel radiator, double glazed window to side aspect.

Parking:

Concrete off road parking space for one vehicle.

Front Garden:

Path and steps to front door, side patio garden and lawned

front garden with mature rose bushes and shrubs, gate to:-

Rear Garden:

Concrete patio area, with steps down, good sized rear garden, laid to lawn with fencing, hedging and maturing apple trees.

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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9 East Close
Bath
BA2 1QD

Call now, visit us in
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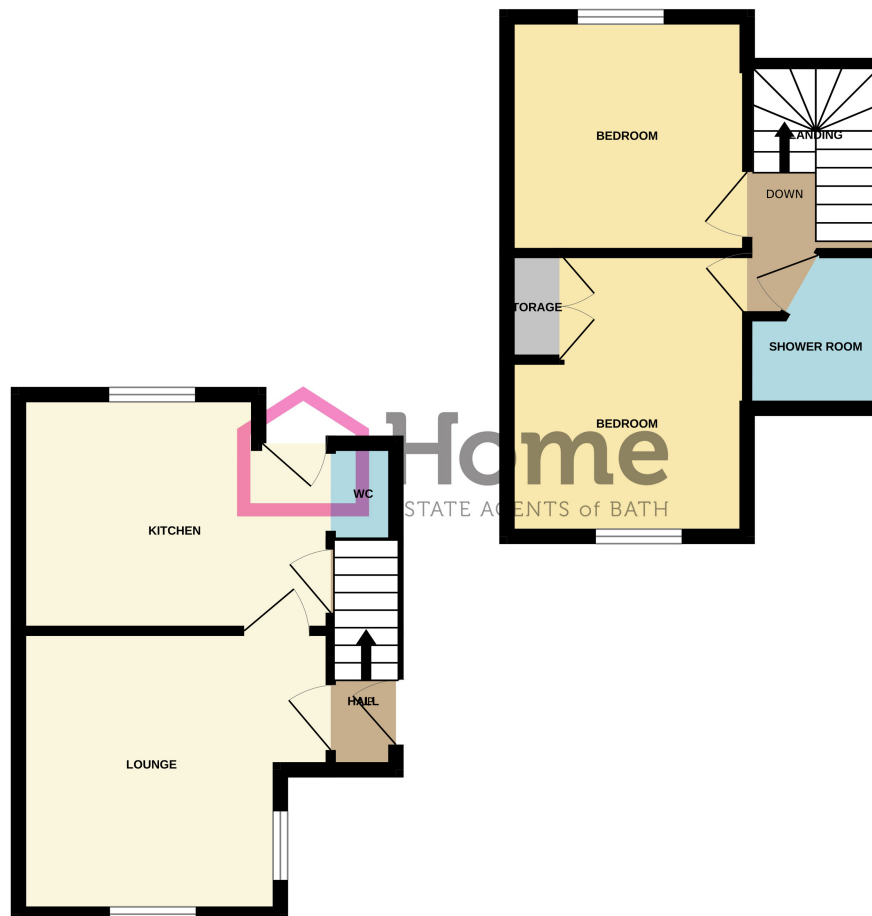
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GROUND FLOOR

1ST FLOOR



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