



£379,500

Council Tax Band: C

Energy Efficiency Rating: E

Caledonian Road, Bath, BA2 3RD.

An excellent opportunity has arisen to purchase this extended three double bedroom stone built bay fronted period property believed to date from the 1890s and offered to the market with no onward chain. The benefits include a south facing garden, historic character and a proximity to good schools. Early viewings are advised. Please call 01225 463006 to arrange an internal inspection.





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The property briefly comprises a lounge, reception room, kitchen/dining room, utility room, three double bedrooms, bathroom, as well as areas of hall, lobby and landing.

To the front is a low maintenance garden with a pleasant aspect to the street. The rear garden is laid to patio and landscaping with a south facing aspect.

The property is superbly located for access to the shops and cafés of Moorland Road. There are various new gyms in close proximity as well as the Linear Park Cycle Path.

The Oldfield Park Train Station is also very nearby. The property offers good access to the city centre, the universities and Bristol beyond.

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Entrance Lobby:

UPVC part double glazed door to front aspect, UPVC double glazed window over, electric meter and fuse box, ceiling cornice.

Entrance Hall:

Wooden part glazed door to front aspect, window over, radiator, Dado rail, ornamental plasterwork, ceiling cornice, stairs rising to first floor landing.

Lounge: 3.54m x 3.47m

UPVC double glazed bay window to front aspect, electric fire, pleasant aspect to street.

Reception Room: 3.66m x 3.61m

Opening to lounge, radiator, understairs cupboard.

Kitchen/Dining Room: 4.53m x 2.68m

UPVC double glazed window to rear aspect, radiator, range of base and wall mounted units, 1½ bowl sink drainer unit with mixer tap, integrated gas hob, cooker hood, integrated electric cooker, dishwasher, tiled splashbacks.

Lobby:

Built in cupboard.

Utility Room:

UPVC double glazed door to rear aspect, UPVC double glazed window to rear aspect, plumbing for washing machine, south facing aspect.

Bathroom:

UPVC double glazed window to rear aspect, radiator, wash basin within vanity unit, bath with shower over, WC, fully tiled walls.

First Floor Landing:

Loft access, period style banister, built in storage cupboard, doors to all rooms.

Bedroom: 4.56m x 3.55m

2x UPVC double glazed window to front aspect, radiator, range of built in cupboards containing gas boiler, views.

Bedroom: 3.68m x 2.84m

UPVC double glazed window to rear aspect, radiator,

pleasant south facing aspect towards garden.

Bedroom: 2.8m x 2.55m

UPVC double glazed window to rear aspect, radiator, pleasant south facing aspect towards garden.

Front Garden:

Low maintenance garden laid mainly to gravel and landscaping, gas meter, views.

Rear Garden:

South facing garden laid mainly to patio and landscaping, rear pedestrian access.

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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31 Caledonian Road
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BA2 3RD

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

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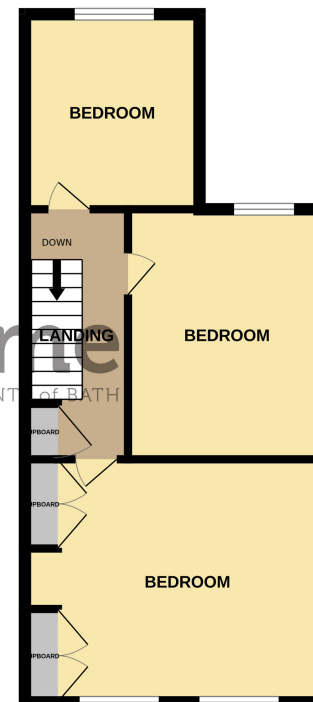
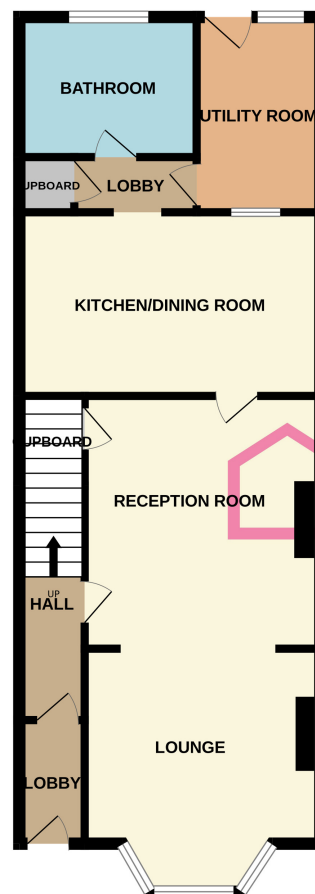
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13 Moorland Road,
Bath, BA2 3PL



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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