



**£410,000**

Energy Efficiency Rating: D

## Cotswold Road, Bath, BA2 2DN.

An excellent opportunity has arisen to purchase this stunning and substantial stone built three bedroomed, terraced property situated in the highly sought after Moorfields area, offered to the market for the first time in many years. Early viewings are advised. Please call 01225 463006 to arrange an internal inspection.







An excellent opportunity has arisen to purchase this stunning and substantial stone built three bedroomed property situated in the highly sought after Moorfields area, offered to the market for the first time in many years.

The benefits include gas heating, double glazing and a very large private driveway.

The property briefly comprises a porch, lounge, kitchen, dining room, further reception room, three bedrooms and a bathroom as well as areas of hall and landing.

To the front of the property there is a large ornamental driveway as well as areas of landscaping. The rear garden is laid mainly to lawn with a patio area.

The property is very well located for the shops and cafés of Moorland Road. There are various new gyms nearby as well as the Linear Park Cycle Path. In the area, there is an abundance of good schools and playgrounds. Local restaurants include The Moorfields, as well as many others in Bear Flat.

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

#### **Entrance Porch:**

Entered via double doors to front aspect, UPVC double glazed windows to front and side aspects.

#### **Entrance Hall:**

UPVC part double glazed door to front aspect, UPVC double glazed window to front aspect, radiator, understairs cupboard, further built in cupboard containing electricity meter and fuse box, stairs rising to first floor landing.

#### **Lounge: 4.55m x 3.38m**

UPVC double glazed patio doors to rear aspect, radiator, fireplace surround with real flame gas fire, parquet flooring, views towards Bloomfield Crescent.

#### **Dining Room: 3.62m MAX x 3.32m MAX**

UPVC double glazed window to front aspect, radiator, built in cupboards.

#### **Reception Room: 2.6m x 1.87m**

Secluded room with radiator.

#### **Kitchen: 4.49m x 3.24m**

UPVC double glazed door to side aspect, 2x UPVC double glazed windows to side aspect, radiator, range of base and wall mounted units, 1½ bowl stainless steel sink drainer unit with mixer tap, integrated gas hob, cooker hood,

integrated cooker, fridge, freezer, dishwasher, washing machine, laminate flooring.

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

2x UPVC double glazed windows to front aspect, 2x radiators, built in cupboard containing Viessman gas boiler, loft access, panelled doors to all rooms.

#### **Bedroom: 3.4m 3.15m**

UPVC double glazed windows to rear aspect, radiator, range of built in cupboards, pleasant south facing aspect with views.

#### **Bedroom: 3.46m x 2.12m**

UPVC double glazed window to rear aspect, radiator, built in cupboard, pleasant south facing aspect with views.

#### **Bedroom: 3.46m x 2.69m**

UPVC double glazed window to rear aspect, radiator, pleasant south facing aspect with views.

#### **Bathroom:**

UPVC double glazed window to front aspect, pedestal wash basin, shower cubicle, WC, heated towel rail, laminate flooring.

#### **Garage:**

Private driveway for several cars.

#### **Front Garden:**

Laid mainly to driveway, mature shrubs and landscaping, gas meter.

#### **Rear Garden:**

Laid mainly to lawn with patio area, flower beds and shrubs, rear pedestrian access, pleasant south facing aspect.

*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)**

# £410,000

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Call now, visit us in  
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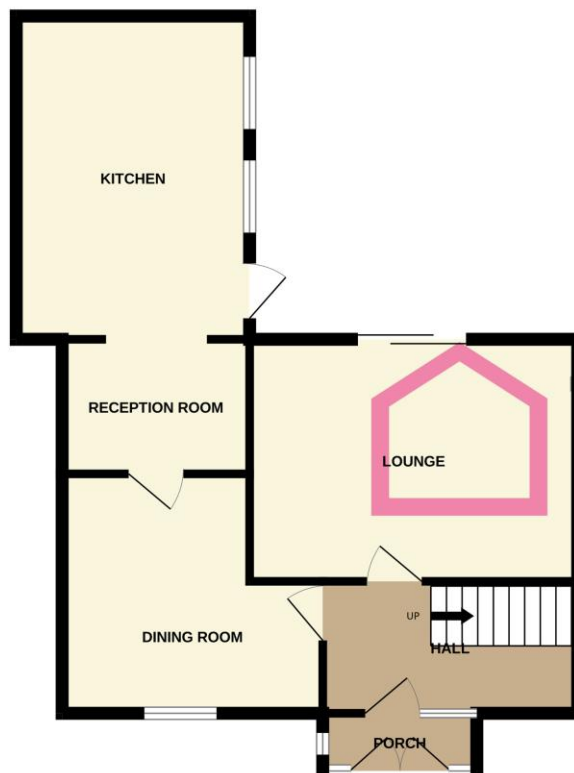
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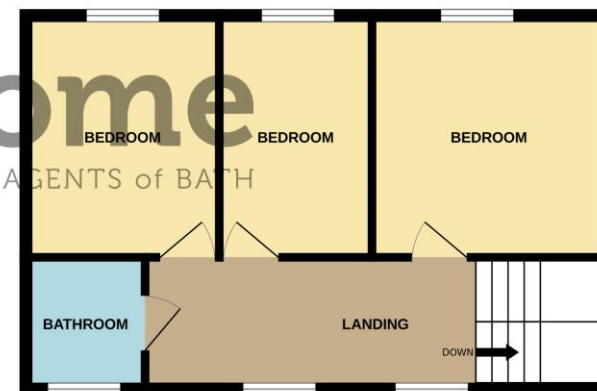
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GROUND FLOOR



1ST FLOOR



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