



£325,000

Offers in excess of
Energy Efficiency Rating: D

Parry Close, Bath. BA2 1JR.

Home Estate Agents are favoured with the instructions to market this 3 bedroomed semi detached family home situated on the most popular Southdown Park development on the southern slopes. The property benefits from gas central heating, double glazing, south facing rear gardens, no onward chain, garage & parking. An early inspection is advised. Phone 01225 463006 to arrange an appointment.





Home Estate Agents are favoured with the instructions to market this 3 bedroomed semi detached family home situated on the most popular Southdown Park development on the southern slopes.

The property benefits from gas central heating, double glazing, south facing rear gardens, garage and parking. The accommodation briefly comprises: entrance hall, lounge with bay window, full width kitchen/diner, 3 bedrooms & upstairs bathroom.

Local amenities can be found in Southdown Road and Moorland Road together with good local schooling, namely Oldfield Park Junior School & Hayesfield Girls School.

It would be fair to say that the property is in need of some upgrading throughout but ultimately would make a lovely family home with some far reaching views and with no onward chain.

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Entrance Hall:

Entered via double glazed front door, stairs rising to first floor landing, radiator, door to:-

Lounge: 4.58m x 3.86m

Double glazed bay window to front aspect, 2 x radiators , TV point, understairs cupboard, door to:-

Kitchen/Dining Room: 4.81m x 3.15m

1½ bowl polycarbonate sink unit, with mixer tap over, range of base level and wall units, fitted oven, hob and extractor fan (not tested), fitted work surfaces, plumbing for washing machine and space for fridge/freezer, cupboard housing gas Worcester combi boiler (not tested), double glazed window to rear aspect. Dining area with radiator, consumer unit and double glazed double doors to rear garden.

First Floor Landing:

Access to loft, fitted cupboard, doors to:-

Bedroom: 3.60m x 2.90m

Double glazed window to front aspect with far reaching views, radiator, fitted wardrobes and top boxes.

Bedroom: 2.88m x 2.83m

Double glazed window to rear aspect, giving views over rear garden, radiator, double fitted wardrobes.

Bedroom: 2.68m x 2.09m

Double glazed window to front aspect, again with far reaching views.

Bathroom:

White suite of panelled bath with mixer shower over, inset wash hand basin with cupboards under, low flush WC, tiled splashbacks, radiator, double glazed window to rear aspect.

Parking:

Shared driveway giving access to garage with up and over door, personal door to side gardens.

Front Garden:

Steps up to front door, front garden laid to rockery and mature shrubs, gated side access to:-

Rear Garden:

Patio area with remainder laid to lawn, mature trees to one side. Side garden with access to garage.

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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14 Parry Close,
Bath,
BA2 1JR.

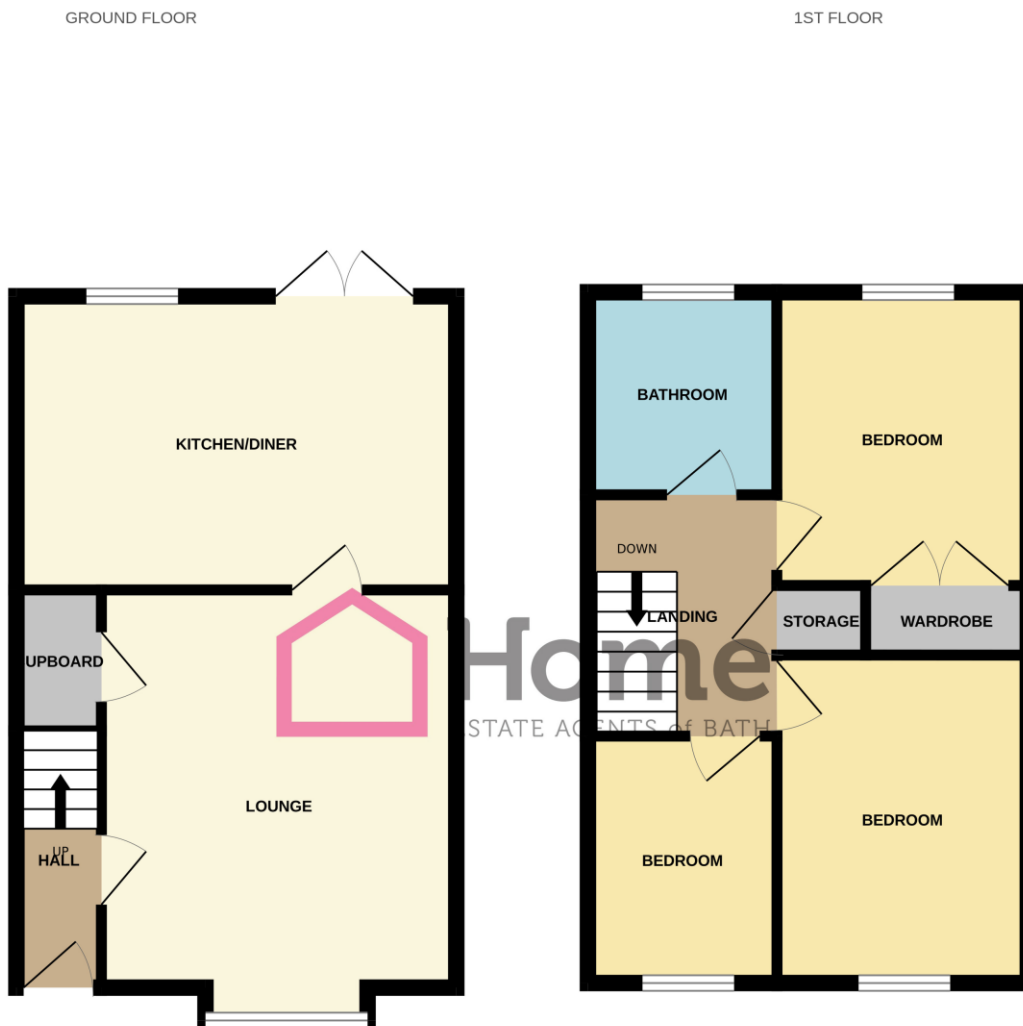
Call now, visit us in
branch or go online
to book your
viewing.

📞 01225 463006

✉️ sales@ahea.co.uk

🐦 @at_home_bath

📍 @Home Estate Agents
13 Moorland Road,
Bath, BA2 3PL



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