



**£325,000**  
Council Tax Band: C  
Energy Efficiency Rating: C

## South View Road, Bath. BA2 3RW.

An excellent opportunity has arisen to purchase this substantial stone built two double bedroom period property situated in a highly sought after location and believed to date from the 1880s. The benefits include gas heating, double glazing and an abundance of historic character. Early viewings are advised. Please call 01225 463006 to arrange an internal inspection.







An excellent opportunity has arisen to purchase this substantial stone built two double bedroom period property situated in a highly sought after location and believed to date from the 1880s.

The benefits include gas heating, double glazing and an abundance of historic character.

The property briefly comprises a lounge, dining room, kitchen, two double bedrooms and a bathroom as well as useful areas of hallway, lobby and landing.

External there is a south facing low maintenance garden to the front. The rear garden is laid mainly to lawn with patio area and has pleasant views.

The location offers very good access to the Oldfield Park Train Station as well as the shops and cafés of Moorland Road. There is a wonderful new gym and a Costa Coffee in close proximity.

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

#### **Entrance Hall:**

Wooden door to front aspect, window over, radiator, electricity meter, fuse box, stripped wooden floorboards.

#### **Lounge: 3.25m x 2.97m**

UPVC double glazed window to front aspect, radiator, built in cupboard, stripped wooden floorboards.

#### **Dining Room: 3.87m MAX x 3.24m MAX**

UPVC double glazed window to rear aspect, radiator, fireplace surround, stripped wooden floorboards, stairs rising to first floor landing, views towards Northern slopes.

#### **Kitchen: 3.54m x 2.07m**

UPVC double glazed window to side aspect, radiator, range of base and wall mounted units, stainless steel sink drainer unit with mixer tap, integrated electric hob, cooker, integrated cooker hood, gas boiler, tiled splashbacks, floor tiles.

#### **Lobby: 1.12m x 0.84m**

UPVC part double glazed door to side aspect, built in cupboard containing plumbing for washing machine, floor tiles.

#### **Bathroom:**

UPVC double glazed window to side aspect, wash basin within vanity unit, panelled bath with shower over, WC, heated towel rail, wall tiles, floor tiles.

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

Stripped wooden floorboards, doors to all rooms.

#### **Bedroom: 3.87m MAX x 3.24m MAX**

UPVC double glazed window to front aspect, radiator, built in cupboard, stripped wooden floorboards, south facing aspect.

#### **Bedroom: 3.21m x 2.97m**

UPVC double glazed window to rear aspect, radiator, built in cupboard, stripped wooden floorboards, spectacular views.

#### **Parking:**

We understand from the vendor that there is an historic

entitlement to park in the small road to the rear of the property.

#### **Front Garden:**

Low maintenance garden with south facing aspect.

#### **Rear Garden:**

Laid mainly to lawn with patio area, views towards northern slopes, rear pedestrian access.

#### **Agents Notes:**

Lapsed planning consent for a garage in the rear garden and kitchen extension drawings available.

*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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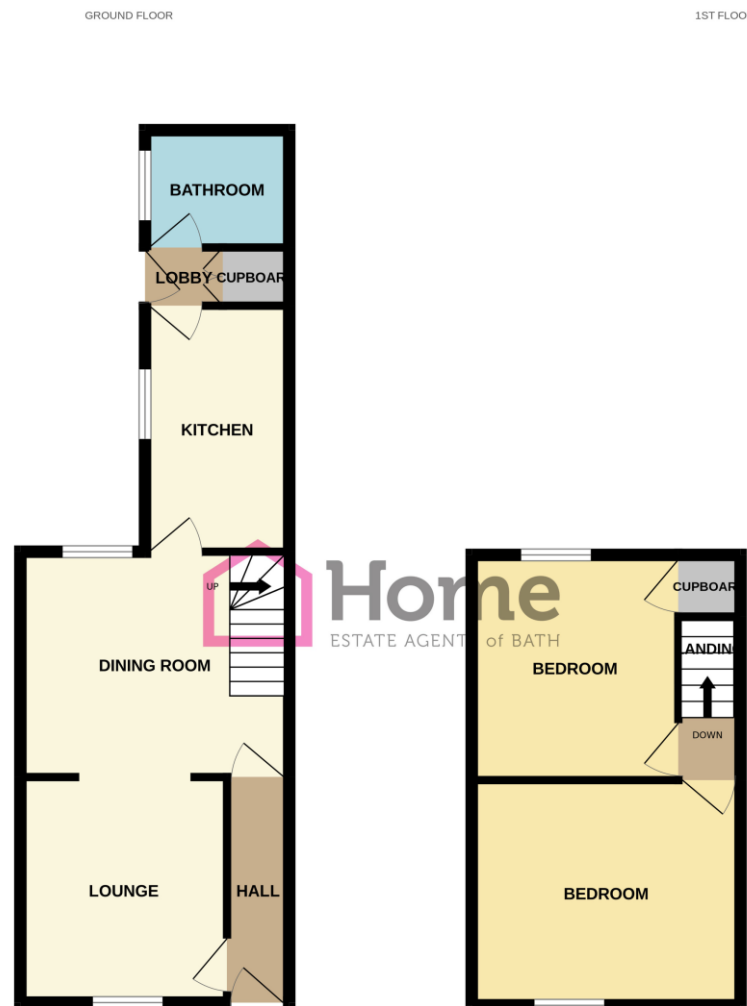
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