



£399,500

Council Tax Band: C

Energy Efficiency Rating: D

Elm Grove, Bath. BA2 2HJ.

An excellent opportunity has arisen to purchase this substantial, stone built, three bedroomed semi detached property believed to have been built as part of the Englishcombe Park development in around 1925. Early viewings are advised. Please call 01225 463006 to arrange an internal viewing.





An excellent opportunity has arisen to purchase this substantial, stone built, three bed roomed semi detached property believed to have been built as part of the Englishcombe Park development in around 1925. The benefits include a very large garden, spectacular views and an abundance of historic character. The property briefly comprises a hall, lounge, kitchen/dining room, lobby, cloakroom, utility room as well as an upstairs landing leading to three double bedrooms and a bathroom. Externally, there is a south facing garden to the front. To the rear is a particularly large garden with views. The shops and cafés of Moorland Road are very close by. Local restaurants include The Moorfields and Aradaella Lebanese. There are various new gyms as well as the Linear Park Cycle Path. The property offers extremely good access to the city centre, the Universities and Bristol beyond. Early viewings are advised. Please call 01225 463006 to arrange an internal inspection.

Entrance Porch:

Open sided porch.

Entrance Hall:

UPVC part double glazed door to front aspect, radiator, stripped wooden floorboards, stairs rising to first floor landing.

Lounge: 4.72m MAX x 3.76m MAX

UPVC double glazed window to front aspect, radiator, woodburning stove, understairs cupboard, stripped wooden floorboards, south facing aspect.

Kitchen/Dining Room: 3.94m x 3.21m

UPVC double glazed windows to rear and side aspects, radiator, range of base and wall mounted units, stainless steel sink drainer unit, integrated cooker hood, splashbacks, laminated flooring, garden aspect, spectacular views.

Utility Room: 1.67m x 1.63m

Plumbing for washing machine, Vaillant gas boiler, floor tiles.

Cloakroom:

UPVC double glazed window to rear aspect, wash basin, shelves, WC, subway tiles, floor tiles.

Lobby: 1.39m X 0.81m

Part UPVC double glazed door to rear aspect, subway tiles, floor tiles.

First Floor Landing:

Loft access, cupboard.

Bedroom: 3.37m MAX x 2.81m MAX

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

Bedroom: 3.3m x 2.81m

UPVC double glazed window to rear aspect, radiator, stripped wooden floorboards, shelving, views.

Bedroom: 2.85m x 2.37m

UPVC double glazed window to rear aspect, radiator, stripped wooden floorboards, views.

Bathroom:

UPVC double glazed window to front aspect, radiator, wash basin within vanity unit, bath with choice of shower attachments over, WC, wall tiles, floor tiles.

Front Garden:

Laid mainly to lawn with a mature tree.

Rear Garden:

Laid mainly to lawn with a patio area, flower beds and shrubs, outside tap, views.

For further details or to arrange an internal inspection, please contact us on 01225 463006 or email us on sales@ahaea.co.uk

www.ahaea.co.uk

£399,500

11 Elm Grove,
Bath,
BA2 2HJ.

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

📞 01225 463006

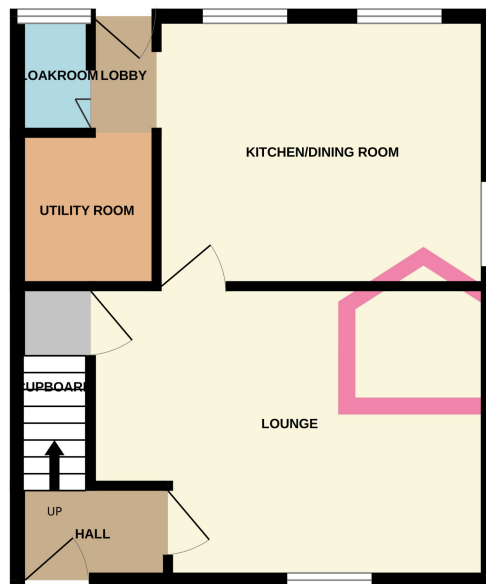
✉️ sales@ahea.co.uk

🐦 @at_home_bath

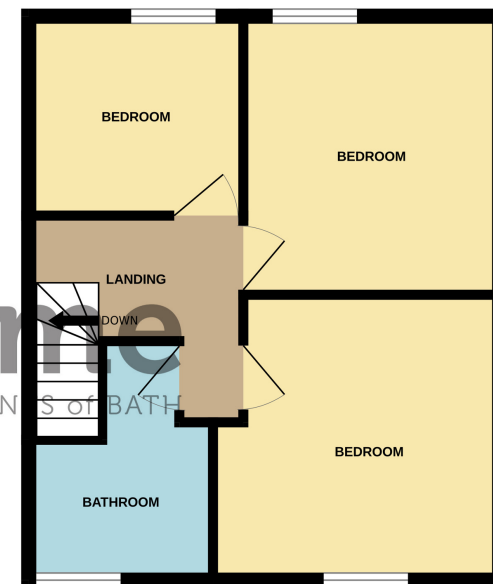
📍 @Home Estate Agents
13 Moorland Road,
Bath, BA2 3PL



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.
Made with Metropix ©2025

DISCLAIMER

Please note that these particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must verify their accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and planning/ building regulation consents. All dimensions are approximate and quoted for guidance only. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. A801