



£440,000 Triangle North, Bath, BA2 3JB.

Council Tax Band: C

Energy Efficiency Rating: D

A excellent opportunity has arisen to purchase this substantial stone built, double bay fronted four bed roomed HMO property let for the next academic year for £28,545 per annum. The benefits include gas central heating, double glazing and close proximity to local amenities. An early viewing is advised. Please call 01225 463006 to arrange an internal inspection.





A rare opportunity has arisen to purchase this substantial stone built, double bay fronted four bedroomed HMO property let for the next academic year, raising an income of £28,545. The benefits include gas central heating, double glazing, and an abundance of historic character.

The property briefly comprises, hall, communal lounge, kitchen/dining room, utility room, four good sized bedrooms, a shower room as well as well as low maintenance gardens to front and rear.

The location of this spacious HMO has always been particularly sought after by prospective tenants. The shops and cafés of Moorland Road are close by as is Oldfield Park train station and various convenient bus stops.

There are various gyms in close proximity on the Lower Bristol Road. The property offers good access to Bath city centre, Universities and Bristol beyond. An early viewing are advised. Please call 01225 463006 to arrange an internal inspection.

Entrance Hall:

Entered via replacement front door, laminated flooring, stairs rising to first floor landing, door to:-

Communal Lounge: 3.78m x 3.67m

Double glazed window to rear aspect, double panelled radiator, door to kitchen/diner and door to:-

Bedroom: 3.58m x 3.49m

Double glazed bay window to front aspect, double panelled radiator, feature fireplace with hearth and mantelpiece, coved cornices.

Kitchen/Diner: 4.55m x 3.37m

1½ bowl single drain stainless steel sink drainer unit with range of modern base level cupboards and drawers and matching wall units, gas cooker point, plumbing for washing machine, stainless steel extractor hood, fitted work surfaces, gas central heating boiler (installed 18 months ago), space for fridge/freezer, double panelled radiator, understairs cupboard, double glazed window to rear aspect, door to:-

Utility Room: 2.45m x 1.34m

Space for dryer etc, fitted shelving, double glazed windows to side and rear aspects, double glazed door to rear garden.

First Floor Landing:

Access to loft, doors to:-

Bedroom: 4.35m x 3.57m

Double glazed bay window to rear aspect, double panelled radiator x 2, original fitted cupboard.

Bedroom: 3.65m x 2.76m

Double glazed window to rear aspect, fitted wardrobe and airing cupboard with hot water tank, double panelled radiator, fitted shelving.

Bedroom: 4.04m MAX x 2.00m

Double glazed window to rear aspect, double panelled radiator, fitted shelving, wardrobe and top boxes.

Shower Room:

Modern fitted shower room with walk in glazed shower cubicle with Triton electric shower unit, low flush WC, wash hand basin with mono tap, tiled splashbacks, chrome towel radiator x2, recessed LED downlights, double glazed window to rear aspect.

Parking:

Within the road (permit parking.)

Front Garden:

Retaining front wall with path to front door. Low maintenance front garden laid to shingle.

Rear Garden:

Low maintenance rear garden again laid to shingle with timber fencing to 3 sides, mature shrubs.

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

£440,000

70 Triangle North,
Bath,
BA2 3JB.

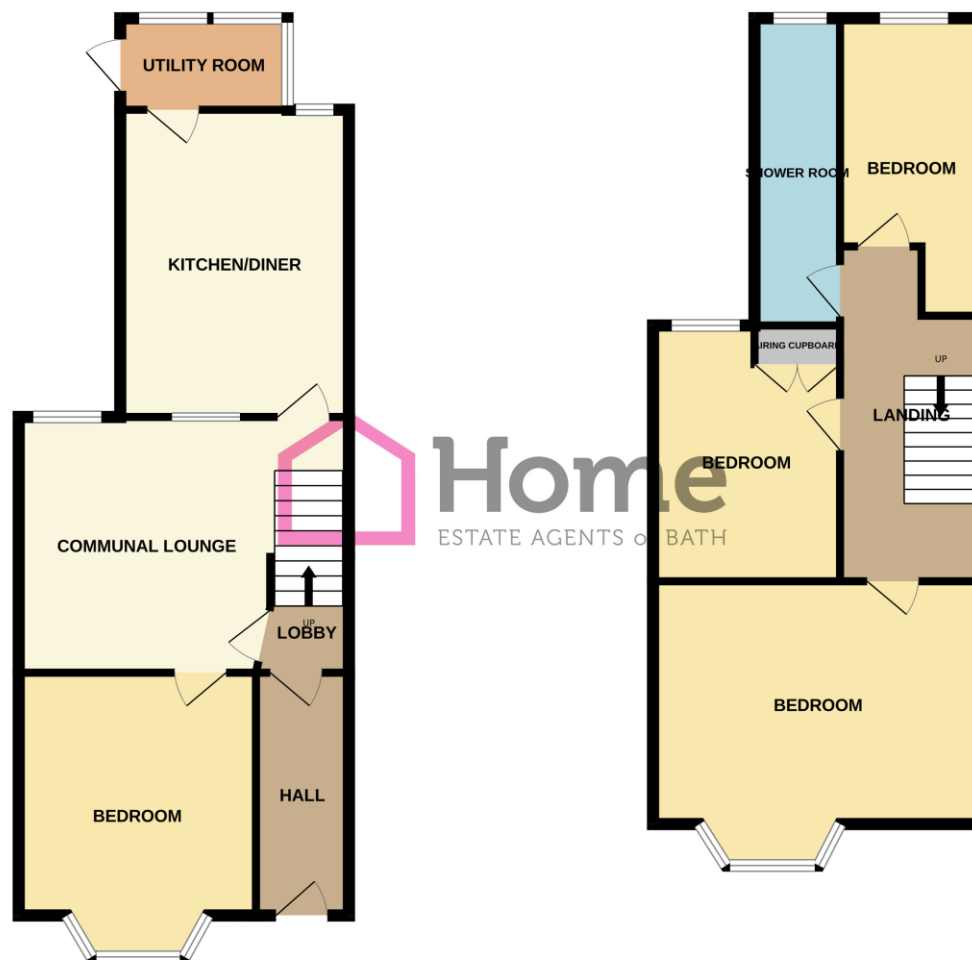
Call now, visit us in
branch or go online
to book your
viewing.

📞 01225 463006

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