



£350,000

Energy Efficiency Rating: D

Council Tax Band: C

Willow Green, Bath. BA2 2DW.

An excellent opportunity has arisen to purchase this substantial stone built three bedroom semi detached property situated in the highly sought after Moorfields area. The benefits include gas heating, double glazing and a very well proportioned garden. Early viewings are advised. Please call 01225 463006 to arrange an internal inspection.



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The benefits include gas heating, double glazing and a very well proportioned garden.

The property briefly comprises an entrance hall, lounge, kitchen, dining room, conservatory, utility room, three bedrooms, bathroom, as well as areas of lobby and landing. Externally, the front garden is laid to lawn. The rear garden is particularly secluded and is laid to lawn and patio with an impressive workshop as well.

The appropriately named Willow Green is a pleasant area with an abundance of good primary and secondary schools nearby.

As well as the Sandpits Park, there are various good gyms nearby as well as the Linear Park Cycle Path. Restaurants worth a mention locally include The Moorfields and Aradaella Lebanese. The shops and cafés of Moorland Road are within easy reach. The property offers 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 Porch:

Open sided porch.

Entrance Hall:

UPVC part double glazed door to front aspect, 2x UPVC double glazed windows to front aspect, radiator, built in cupboard containing electricity meter and fuse box, understairs cupboard, stairs rising to first floor landing.

Lounge: 4.21m x 3.43m

UPVC double glazed patio doors to rear aspect, 2x UPVC double glazed windows to rear aspect, radiator, real flame gas fire.

Dining Room: 3.43m x 2.34m

UPVC double glazed window to rear aspect, radiator, built in storage units, pleasant garden aspect.

Kitchen: 3.53m x 1.8m

UPVC double glazed windows to front aspect, range of base and wall mounted units, composite sink drainer unit with mixer tap, integrated gas hob, cooker, plumbing for dishwasher, tiled splashbacks, pleasant aspect towards street.

Lobby:

UPVC double glazed door to side aspect, UPVC double glazed window over.

Utility Room: 1.73m x 1.65m

UPVC double glazed window to side aspect, heated towel rail, plumbing for washing machine.

Conservatory: 3.73m x 2.89m

UPVC double glazed door to side aspect, UPVC double glazed windows to side and rear aspects, laminate flooring, pleasant garden aspect.

Bedroom: 2.52m x 1.8m

UPVC double glazed window to rear aspect, radiator, pleasant garden aspect.

First Floor Landing:

UPVC double glazed window to front aspect, loft access, built in cupboard containing Vaillant gas boiler, panelled doors to all rooms.

Bedroom: 3.37m x 3.15m

UPVC double glazed window to rear aspect, radiator, built in cupboards, pleasant garden aspect.

Bedroom: 3.38m x 2.82m

UPVC double glazed window to rear aspect, radiator pleasant garden aspect.

Bathroom:

UPVC double glazed window to side aspect, radiator, wash basin within vanity unit, panelled bath with shower over, WC, splashbacks.

Front Garden:

Laid mainly to lawn with landscaping, flower beds and shrubs.

Rear Garden:

Laid mainly to lawn with patio area, flower beds and shrubs. Substantial wooden shed with electrical connection, side pedestrian access.

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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6 Willow Green,
Bath,
BA2 2DW.

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viewing.

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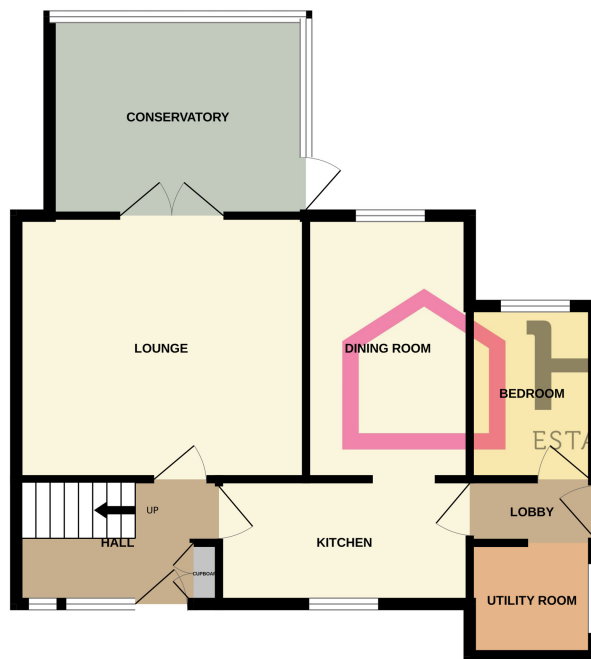
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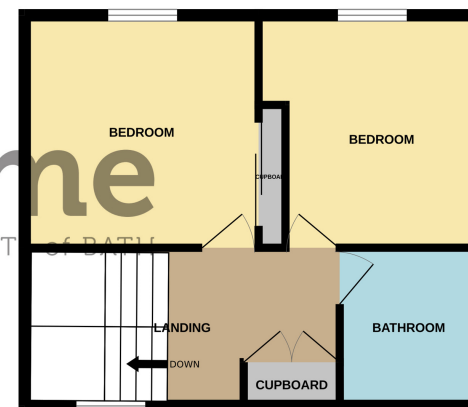
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GROUND FLOOR



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.
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