



Offers in excess of:

**£265,000**

Council Tax Band: B

Energy Efficiency Rating: D

## Sheridan Road, Bath, BA2 1RA.

An excellent opportunity has arisen to purchase this amazing three bedroom property situated in Sheridan Road and believed to date from 1964. The benefits include stunning and spectacular views, a large private driveway and a well proportioned garden. Early viewings strongly advised. Please call 01225 463006 to arrange an internal inspection.









An excellent opportunity has arisen to purchase this amazing three bedroom property situated in Sheridan Road and believed to date from 1964.

The benefits include stunning and spectacular views, a large private driveway and a well proportioned garden.

The property briefly comprises:- a hall, lounge, kitchen/dining room, three bedrooms and a bathroom as well as areas of lobby and landing.

Externally, the driveway leads to a low maintenance front garden. To the rear, the garden is laid to lawn and patio.

The area was developed in the early 1960s to provide high quality properties in a very tranquil setting.

The shops and cafés of Moorland Road are within easy reach.

There are various gyms in the area as well as the Linear Park Cycle Path.

The property is offered in good order throughout with no onward chain.

There is 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:**

Double glazed windows to front and side aspects, floor tiles.

#### **Entrance Hall:**

Wooden glazed door to front aspect, radiator, parquet flooring, stairs rising to first floor landing.

#### **Lounge: 4.73m x 3.19m**

Double glazed window to front aspect, double glazed window to rear aspect, radiator, fireplace surround, spectacular views.

#### **Kitchen/Dining Room: 4.76m MAX x 3.17m MAX**

Double glazed door to front aspect, double glazed window to rear aspect, radiator, range of base and wall mounted units, 1½ bowl single drainer stainless steel sink unit with mixer tap, integrated gas hob, electric cooker, integrated cooker hood, plumbing for dishwasher, plumbing for washing machine, understairs cupboard containing gas boiler and plumbing for washing machine, further understairs cupboard, tiled splashbacks, wall tiles, floor tiles, spectacular views.

#### **Lobby:**

Double glazed door to front aspect, floor tiles.

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

Double glazed window to rear aspect, loft access, doors to all rooms, spectacular views.

#### **Bedroom: 3.16m x 2.99m**

Double glazed window to front aspect, radiator, built in cupboard.

#### **Bedroom: 3.72m MAX x 3.2m MAX**

Double glazed window to front aspect, radiator.

#### **Bedroom: 2.34m x 2.07m**

Double glazed window to rear aspect, radiator, spectacular views.

#### **Bathroom:**

Double glazed window to rear aspect, wash basin within vanity unit, panelled bath with shower over, WC, heated towel rail, wall tiles.

#### **Parking:**

Private driveway large enough for several cars.

#### **Front Garden:**

Terraced low maintenance garden.

#### **Rear Garden:**

Laid mainly to lawn with patio areas, spectacular views.

*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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**129 Sheridan Road,  
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branch or go online  
to book your  
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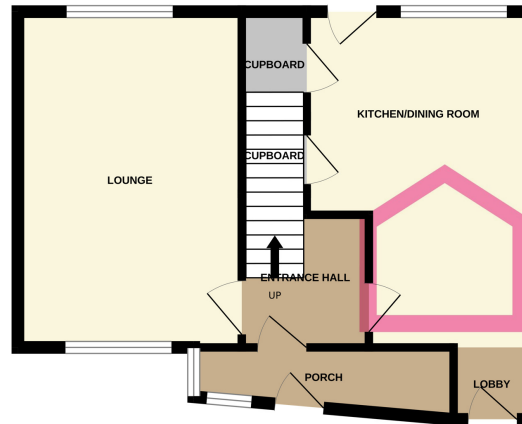


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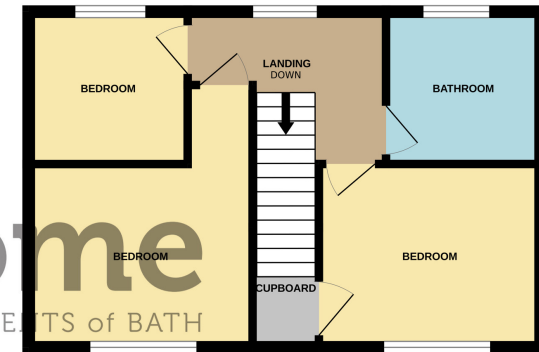


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ESTATE AGENTS of BATH

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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