



£395,000

Energy Efficiency Rating: D
Council Tax: C

Roundhill Grove, Bath. BA2 1JT.

Home Estate Agents are pleased to offer this immaculately presented 3 bedroomed semi detached stone property, situated on the southern slopes, set off the 'Green' within this popular road. The property enjoys a stunning, fully landscaped rear garden, with the addition of a Norwegian timber chalet, ideal for use all year round. An early inspection is essential. Please phone 01225 463006 to arrange an internal inspection.



Home Estate Agents are pleased to offer this immaculately presented 3 bedroomed semi detached stone property situated on the southern slopes, set off the 'Green' within this popular road.

The property enjoys a stunning rear garden, being fully landscaped and with the addition of a Norwegian timber chalet with stove, ideal for use all year around.

The further benefits include gas heating, double glazing, conservatory and spacious accommodation throughout. Roundhill Primary School is but a short walk as are the local shops at the end of Mount Road.

The layout includes: entrance hall, lounge, full width kitchen/diner, conservatory, 3 upstairs bedrooms (the rear bedroom enjoys stunning views) and spacious house bathroom. Outside, the gardens (which are a credit to the current owners) are landscaped with various patio areas, pagoda and timber chalet. An early inspection is essential. Phone 01225 463006 to arrange an internal inspection.

Entrance Hall:

Entered via replacement front door, stairs rising to first floor landing, double panelled radiator, double glazed window to side aspect, cupboard with double glazed window to side aspect, ½ glazed door to:-

Lounge: 3.80m x 3.80m

Double glazed window to front aspect, fireplace with multifuel burner in hearth and mantelpiece, radiator, coved ceiling, TV port, glazed double doors to:-

Kitchen/Diner: 5.90m x 3.39m

Sink drainer stainless steel unit with range of base/level and wall units, fitted work surfaces and breakfast bar, fitted gas hob with electric oven below, integrated fridge/freezer, plumbing for washing machine, fitted pull out floor to ceiling storage cupboard, tiled splashbacks, cupboard housing gas combi boiler, double glazed window to rear aspect and double glazed door to rear.

Dining Area: 2x fitted modern glazed dressers, inset fitted gas fire, double glazed doors to:

Conservatory: 3.87m x 2.60m

Double glazed windows to rear and side aspect, double glazed

double doors to side, laminate flooring, radiator, roof skylight.

First Floor Landing:

Access to loft, double glazed window to side aspect, white panelled doors to:-

Bedroom: 3.80m x 3.36m

Double glazed window to front aspect, overlooking 'The Green', radiator, coving, TV point.

Bedroom: 3.43m MAX x 3.38m MAX

Double glazed window to rear aspect, enjoying far reaching city and countryside views, TV point, radiator, coving.

Bedroom: 2.40m x 3.00m

Double glazed window to front aspect, radiator, coving, TV point.

Bathroom:

White suite of modern corner bath with mixer tap and shower attached, low flush WC, wash hand basin, laminated flooring, towel radiator, tiled walls, inset lighting, 2x double glazed windows to front aspect.

Parking:

On street parking.

Front Garden:

Double gates and steps down to low maintenance patio garden with mature shrubs.

Rear Garden:

Beautifully landscaped rear garden with timber storage, seating area, raised patio area with steps down to low maintenance, established gardens with flower and shrub beds, mature trees and hedging, Norwegian timber lodge with fuel store.

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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43 Roundhill Grove,
Bath,
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Call now, visit us in
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to book your
viewing.

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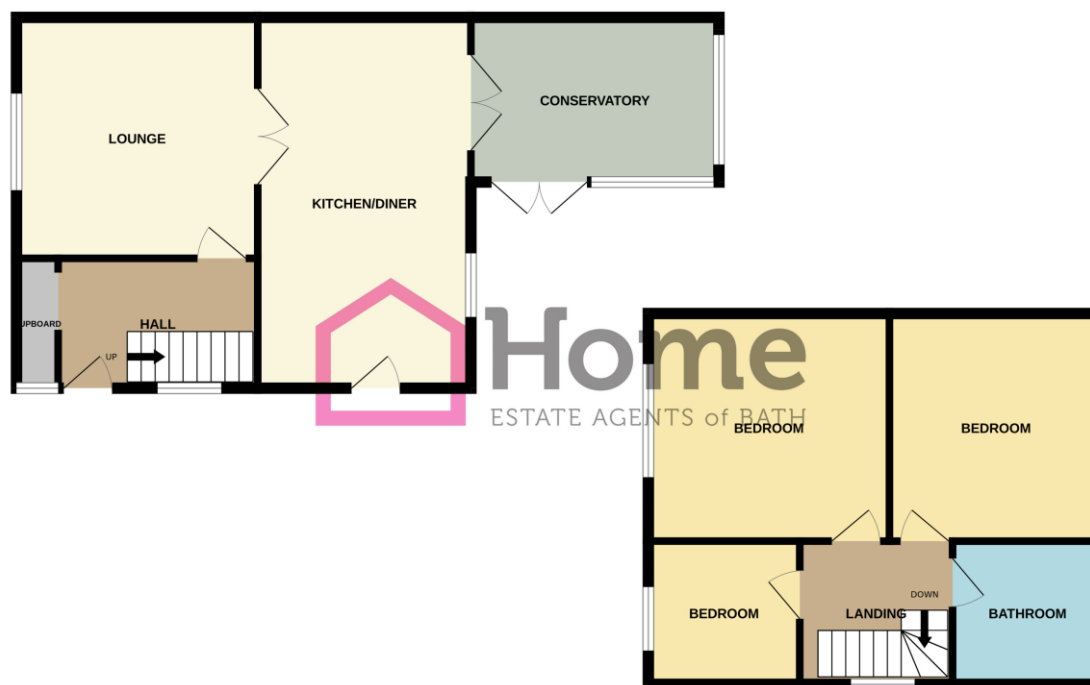
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GROUND FLOOR

1ST FLOOR



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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