



£350,000

Council Tax Band: B

Energy Efficiency Rating: D

Sheridan Road, Bath, BA2 1RB.

Home Estate Agents of Bath are pleased to offer this truly immaculate 3 bedroomed terraced family home offered with no onward chain and in excellent order throughout. The benefits include gas heating, double glazing, close to local amenities and schooling, pristine order throughout and no onward chain. Please call 01225 463006 to arrange an internal inspection throughout.



Home Estate Agents of Bath are pleased to offer this immaculately presented, 3 bedroomed terraced family home offered with no onward chain and in excellent order throughout. The spacious and family sized accommodation briefly comprises: - large entrance porch, entrance hall, double aspect lounge, 'L' shaped kitchen/diner, 3 bedrooms, bathroom, separate WC and beautifully landscaped gardens to front & rear. The benefits include gas heating, double glazed, close to amenities and local schooling, pristine order throughout and no onward chain. An internal inspection is highly recommended to more fully appreciate the excellently sized accommodation and immaculate layout throughout. Phone 01225 463006 to arrange an internal inspection.

Entrance Porch: 3.49m x 1.45m
Spacious porch with double glazed windows to front and side, entered via double glazed front door, radiator, tiled flooring, glazed door to kitchen and door to:-

Entrance Hall:
Stairs rising to first floor landing, radiator, telephone point, glazed door to:-

Lounge: 5.50m x 3.26m
Double aspect room with double glazed bow window to front and double glazed window to rear, feature fire surround with hearth and 'living flame' gas fire, TV point, radiator.

Kitchen/Dining Room: 5.49m x 4.12 MAX
'L' shaped room with 1½ bowl polycarbonate sink unit with mixer tap over, full range of oak fronted base level and matching wall units, fitted work surfaces with tiled splashbacks, inset halogen hob with eye level microwave oven and electric oven below, plumbing for washing machine, double glazed window to rear aspect, radiator, fitted pantry and understairs cupboard, double glazed door to rear gardens.

First Floor Landing:
Airing cupboard with hot water tank, doors to:-

Bedroom: 3.70m x 3.08m
Spacious double bedroom, radiator, access to loft, double glazed window to front aspect, enjoying far reaching countryside views, over stairs cupboard.

Bedroom: 3.73m MAX x 3.29m
Double glazed window to front aspect, again enjoying far reaching views, radiator, over stairs cupboard.

Bedroom: 2.62m x 2.26m
Double glazed window to rear aspect, radiator, cupboard housing Worcester gas boiler.

Bathroom:
White suite of panelled bath with Mira electric shower over, glazed shower screen, wash hand basin, tiled walls, radiator, fitted mirror with lighting, double glazed window to rear aspect.

Separate WC:
White low flush WC, double glazed window to rear aspect, tiled walls.

Parking:
Parking is within the road.

Front Garden:
Retaining front wall with gate and quarry tiled steps to front door, mature and landscaped front garden with an abundance of flowering plants and shrubs, further retaining walls.

Rear Garden:
Lower patio and seating areas with retaining walls and steps to shingled gardens with mature shrubs and bushes, fitted greenhouse and substantial timber workshop/store with fitted power and lighting.

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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Bath,
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Call now, visit us in
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to book your
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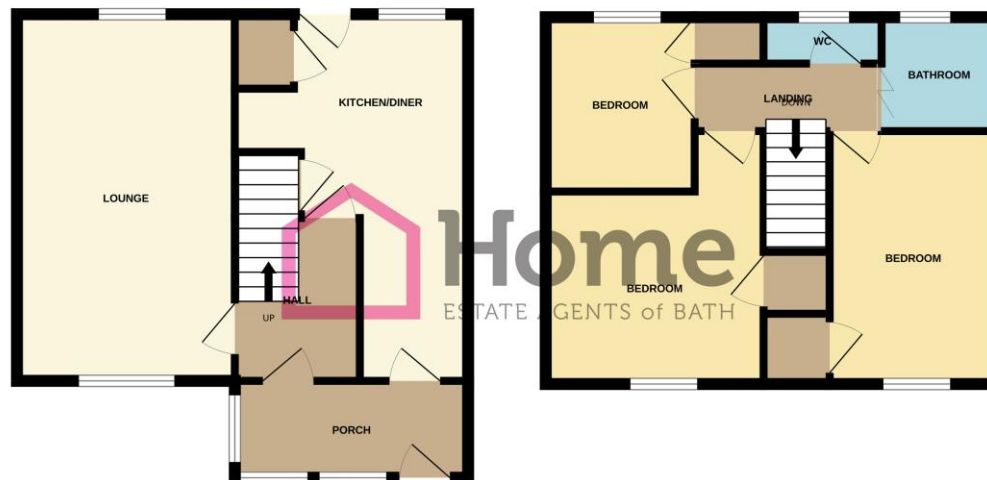
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GROUND FLOOR

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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