



£415,000

Council Tax Band: C

Energy Efficiency Rating: C

Oriel Grove, Bath. BA2 1JE.

Home Estate Agents are favoured with the instructions to market this remarkable and extended four double bedroom stone built semi detached property with an internal floor area believed to be in the region of 100 square metres, and situated in a highly sought after location on the southern slopes of the city. Early viewings are strongly advised. Please call 01225 463006 to arrange an internal inspection.



Home Estate Agents are favoured with the instructions to market this remarkable and extended four double bedroom stone built semi detached property with an internal floor area believed to be in the region of 100 square metres, situated in a highly sought after location on the southern slopes of the city.

The benefits include gas heating, extremely well proportioned rooms and a large private driveway. The property briefly comprises a hall, lounge, kitchen/dining room, cloakroom, office, four double bedrooms, one en suite, a further bathroom as well as areas of hall, lobby and landing.

Externally, there is a private driveway to the front and an amazing garden to the rear laid mainly to lawn and patio and surrounded by mature trees. This 1930s gem is very well situated for a large park nearby on the site of the former Sladebrook Farm. As well as there being an extremely useful shop along the road, there is an excellent bus service. The shops and cafés of Moorland Road are in close proximity. 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 Hall:

UPVC part double glazed door to front aspect, fuse box, electricity meter, laminate flooring, stairs rising to first floor landing.

Cloakroom:

UPVC double glazed window to side aspect, wash basin, shelf, WC, painted brickwork walls.

Lounge: 6.59m MAX x 4.29m MAX

UPVC double glazed window to front aspect, radiator, laminate flooring, spectacular panoramic views.

Kitchen/Dining Room: 5.73m x 2.49m

UPVC double glazed door to rear aspect, UPVC double glazed windows to rear aspect, double glazed roof light window, radiator, range of base and wall mounted units, single drainer stainless steel sink unit with mixer tap, integrated gas hob, electric cooker, integrated cooker hood, plumbing for washing machine, tiled splashbacks, floor tiles, pleasant garden aspect.

Office:

UPVC double glazed window to side aspect, laminate flooring.

Lobby:

Laminate flooring.

Bedroom: 3.97m x 3.45m

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

En Suite:

UPVC double glazed window to front aspect, radiator, wash basin within vanity unit, panelled bath with shower over, WC, wall tiles, floor tiles.

First Floor Landing:

UPVC double glazed window to side aspect, loft access, laminate flooring, panelled doors to all rooms.

Bedroom: 3.02m x 2.82m

UPVC double glazed window to front aspect, radiator, laminate flooring, spectacular panoramic views.

Bedroom: 3.7m x 2.86m

UPVC double glazed window to rear aspect, radiator, laminate flooring, pleasant garden aspect, spectacular panoramic views.

Bedroom: 2.8m x 2.19m

UPVC double glazed window to rear aspect, radiator, laminate flooring, pleasant garden aspect, spectacular panoramic views.

Shower Room:

UPVC double glazed window to front aspect, wash basin within vanity unit, walk in shower, WC, heated towel rail, wall tiles, floor tiles, views.

Parking:

Off road parking for several vehicles.

Front Garden:

Laid entirely to driveway, gas meter.

Rear Garden:

Laid mainly to lawn with patio area, recent timber fencing, side pedestrian access, views towards northern slopes.

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,
BA2 1JE.

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

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TOTAL FLOOR AREA - 1082 sq.ft. (100.5 sq.m.) approx.
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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