



£315,000

Council Tax Band: B

Energy Efficiency Rating: C

Old Fosse Road, Bath. BA2 2SU.

Home Estate Agents are pleased to bring to the market this stunning upgraded two double bedroom end terrace property situated in a highly sought after location. The benefits include double glazing, an abundance of character and a secluded rear garden. Early viewings strongly advised. Please call 01225 463006 to arrange in internal inspection.



Home Estate Agents are pleased to bring to the market this stunning upgraded two double bedroom end terrace property situated in a highly sought after location. The benefits include double glazing, an abundance of character and a secluded rear garden. The property briefly comprises a hall, lounge, kitchen/dining room, landing, two double bedrooms and a bathroom. There are mature gardens to front and rear as well as a very useful storage building. Meticulously maintained by the current owner, the property is well located for a variety of good schools in the area. There are various shops nearby, including the legendary Taylor's Bagels. Of particular note is the scenic countryside of Kilkenny Lane, which is 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, UPVC double glazed window to front aspect, radiator, built in cupboard containing fuse box, electricity meter, built in cupboard with shelving containing plumbing for washing machine, wooden flooring, stairs rising to first floor landing.

Lounge: 4.09m MAX x 3.41m MAX

UPVC double glazed window to front aspect, radiator, pleasant aspect towards front garden.

Kitchen/Dining Room: 5.78m x 2.69m

UPVC part double glazed door to rear aspect, 2x UPVC double glazed windows to rear aspect, radiator, range of base and wall mounted units, stainless steel sink with mixer tap, integrated electric hob and double cooker, integrated fridge, plumbing for dishwasher, tiled splashbacks, pleasant garden aspect.

First Floor Landing:

UPVC double glazed window to side aspect, built in cupboard containing Vaillant gas boiler, loft access, pleasant view towards woodland.

Bedroom: 4.78m x 2.93m

UPVC double glazed window to front aspect, radiator, built in cupboard, wooden floorboards, aspect towards front garden.

Bedroom: 3.95m x 2.68m

UPVC double glazed window to rear aspect, radiator, wooden flooring, pleasant view towards secluded rear garden.

Bathroom:

UPVC double glazed window to rear aspect, wash basin within vanity unit, panelled bath with shower attachment, WC, shower cubicle, heated towel rail, wall tiles, views.

Front Garden:

Laid mainly to lawn with flower beds and shrubs.

Rear Garden:

Laid mainly to patio with flower beds and shrubs, secure concrete storage building, rear 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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301 Old Fosse Road,
Bath,
BA2 2SU.

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to book your
viewing.

📞 01225 463006

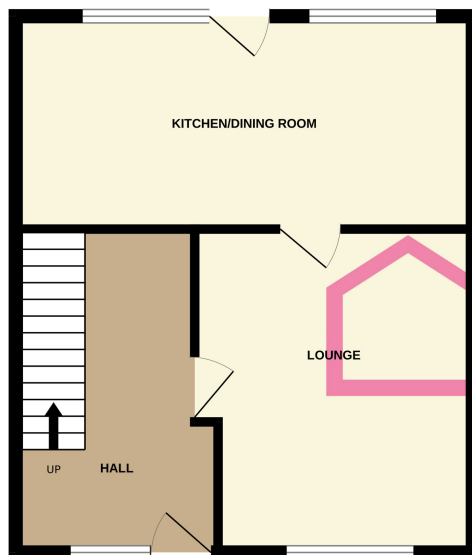
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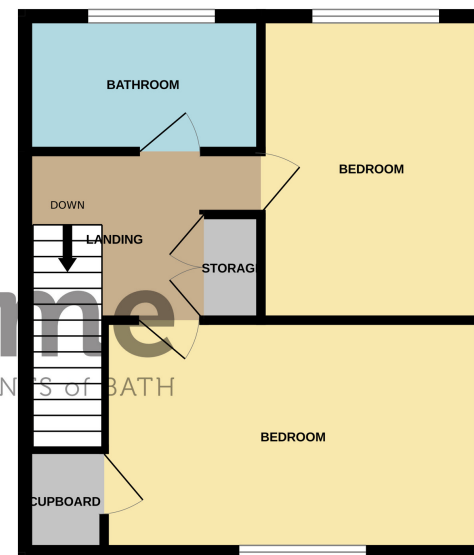
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Bath, BA2 3PL



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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