



Offers in excess of:

£325,000

Council Tax Band: C

Energy Efficiency Rating: C

Poplar Close, Bath. BA2 2HY.

An excellent opportunity has arisen to purchase this stunning and substantial three double bedroom end terrace property situated in a highly sought after location. The benefits include gas heating, double glazing and panoramic views. Early viewings strongly advised. Please call 01225 463006 to arrange an internal inspection.





An excellent opportunity has arisen to purchase this stunning and substantial three double bedroom end terrace property, situated in a highly sought after location. The benefits include gas heating, double glazing and panoramic views. The property briefly comprises a hall, lounge, kitchen/dining room, landing, three double bedrooms, cloakroom and bathroom. Externally, the front garden is laid to lawn. The rear garden is low maintenance with a lawn, patio and even an allotment area as well. Built around 1964, the property has been meticulously maintained. The shops and cafés of Moorland Road are in close proximity. There are various new gyms in the area as well as the Linear Park Cycle Path. There is an abundance of good schools nearby. 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 Porch:

Open sided porch.

Entrance Hall:

UPVC part double glazed door with ornamental glass to front aspect, radiator, parquet flooring, stairs rising to first floor landing.

Lounge: 5.52m x 3.26m

UPVC double glazed window to front aspect, UPVC double glazed window to rear aspect, radiator, ornamental stonework fireplace surround with fitted gas fire.

Kitchen/Dining Room:

UPVC part double glazed door to rear aspect, UPVC double glazed window to rear aspect, UPVC double glazed window to front aspect, radiator, range of base and wall mounted units, single drainer stainless steel sink unit with mixer tap, cooker hood, tiled splashbacks, plumbing for washing machine, built in cupboards containing electricity meter and fuse box. Pleasant garden aspect, views towards Northern Slopes.

First Floor Landing:

Built in cupboard, doors to all rooms.

Bedroom: 3.75m x 3.09m

UPVC double glazed window to front aspect, radiator, built in cupboard.

Bedroom: 3.74m MAX x 3.3m MAX

UPVC double glazed window to front aspect, radiator, built in cupboard, laminated flooring.

Bedroom: 2.59m x 2.19m

UPVC double glazed window to rear aspect, radiator, laminate flooring, built in cupboard containing Worcester gas boiler and immersion tank, spectacular Crescent views.

Cloakroom:

UPVC double glazed window to rear aspect, tiled shelf, wall tiles, WC.

Shower Room:

UPVC double glazed window to rear aspect, pedestal wash basin, shower cubicle with Triton electric shower, heated towel rail, tiled splashback, wall tiles.

Front Garden:

Laid mainly to lawn, gas meter, pleasant aspect towards street.

Rear Garden:

Laid mainly to lawn and patio with areas of landscaping and allotment, flower beds and shrubs, spectacular panoramic views.

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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1 Poplar Close,
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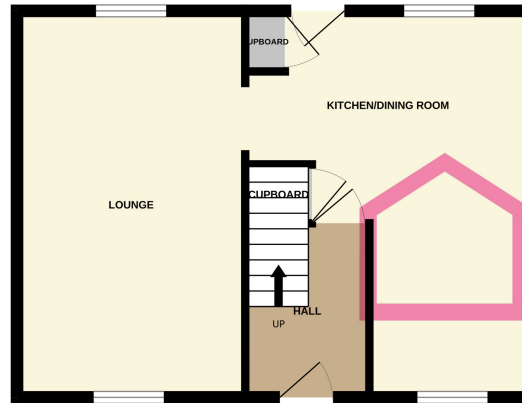


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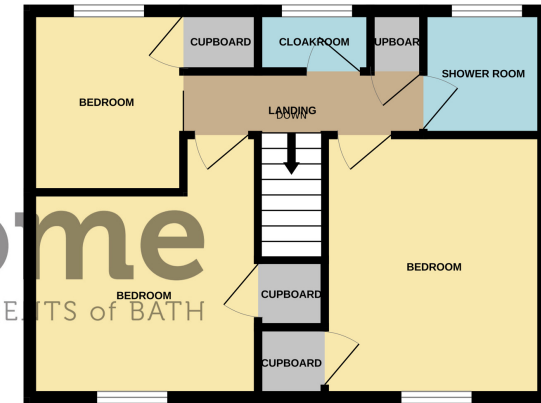


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GROUND FLOOR



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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