



 Home

**£325,000**

Council Tax Band: B

Energy Efficiency Rating: D

## North View Close, Bath. BA2 1EH.

A rare opportunity has arisen to purchase this solid, stone built 2 bedroomed semi detached property situated in this highly desirable and popular close. The property benefits from 2 double bedrooms, gas central heating, double glazing, multi fuel range in the lounge and large and established corner plot rear gardens. Please call 01225 463006 to arrange an internal inspection.







A rare opportunity has arisen to purchase this stone built 2 bedroomed semi-detached property situated in this popular residential location. The property benefits from 2 double bedrooms, gas central heating, double glazing, multi fuel range in the lounge and large, established corner plot rear gardens, with mature trees, shrubs and hedging. The spacious accommodation briefly comprises:- entrance hall, comfortable sitting room with range, kitchen/diner, 2 double bedrooms and upstairs bathroom. The property further enjoys open views to the 'city', excellent decorative order throughout and generous gardens on a corner plot. An early inspection is highly recommended. Phone 01225 463006 to arrange an internal inspection.

**Entrance Hall:**

Entered via replacement front door, quarry tiled flooring, stairs rising to first floor level, radiator, door to kitchen/diner and door to:-

**Lounge: 4.11m x 3.17m**

Feature multi fuel range with slate hearth and timber bressummer over, laminated flooring, TV point, double panelled radiator, double glazed windows to front and side aspects.

**Kitchen/Dining Room: 4.12m x 2.71m**

1½ bowl single drainer stainless steel sink unit with mixer tap over, range of base level and wall mounted cupboards, inset 4 ring gas hob with electric oven below and stainless steel extractor fan over, space for fridge freezer, fitted work surfaces, plumbing for washing machine, Vaillant gas combi boiler, radiator, double glazed window to rear aspect, enjoying views of rear garden, space for dining table, fitted pantry and understairs cupboard and replacement stable door to rear gardens.

**First Floor Landing:**

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

**Bedroom: 4.13m x 3.12m MAX**

Double glazed window to front aspect, radiator, fitted storage cupboard.

**Bedroom: 3.16m x 2.75m**

Double glazed window to rear aspect, enjoying views of rear gardens and the 'city', radiator, fitted cupboard.

**Bathroom:**

Modern white suite of panelled bath with electric shower over, low flush WC, wash hand basin, tiled splashbacks and double glazed window to side aspect.

**Parking:**

Parking is within the road.

**Front Garden:**

Established front garden with gate and steps down to front door, mature hedging and shrubs with further lawned areas, gated side access to:-

**Rear Garden:**

Large expansive corner plot rear gardens with formal lawned areas with shingle pathway, timber store/summer house and glass house, picket style fencing and gate to main large mature and spacious rear gardens with an abundance of trees, shrubs, hedging and raised circular patio area. Fitted outside light and tap.

The rear garden is without doubt one of the largest gardens afforded to this type of property in this location.

**Agents Notes:**

Please note some photos within the details and online of the rear gardens were captured during the summer months.

*For further details or to arrange an internal inspection, please contact us on 01225 463006 or email us on [sales@ahaea.co.uk](mailto:sales@ahaea.co.uk)*

**[www.ahaea.co.uk](http://www.ahaea.co.uk)**

# £325,000

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Bath,  
BA2 1EH.

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viewing.

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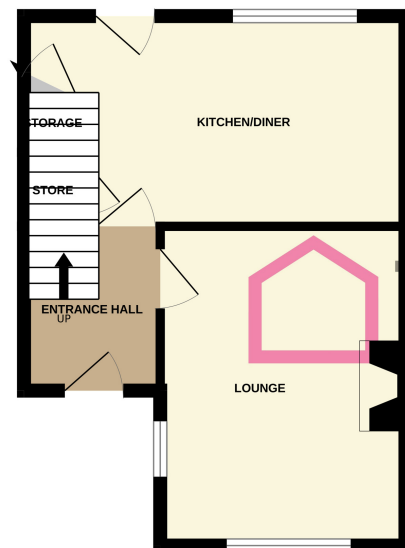
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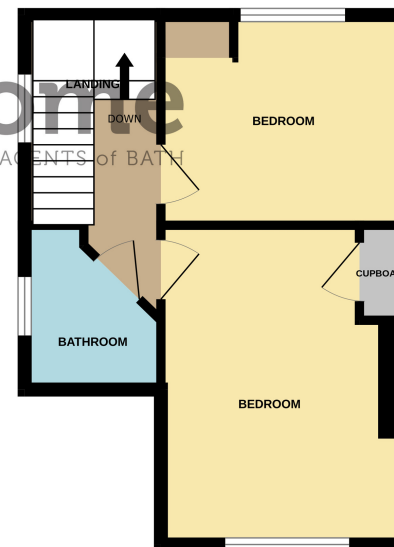
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GROUND FLOOR



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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