



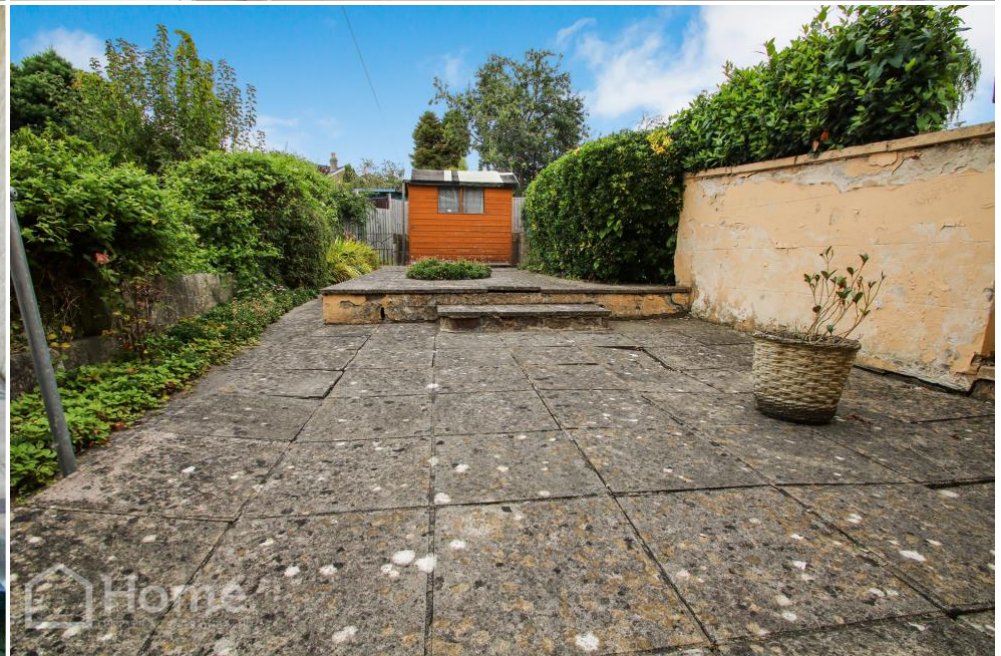
 Home
ESTATE AGENTS of BATH

£385,000

Energy Efficiency Rating: TBC

Arlington Road, Bath, BA2 3PG.

A very rare opportunity has arisen to purchase this substantial stone built three double bedroom bay fronted Victorian property situated in a highly sought after location. The benefits include gas heating, double glazing and an abundance of historic character. Early viewings are advised to view this no onward chain property.



A very rare opportunity has arisen to purchase this substantial stone built three double bedroom bay fronted Victorian property situated in a highly sought after location. The benefits include gas heating, double glazing and an abundance of historic character. The property briefly comprises a lounge, dining room, kitchen, conservatory, three bedrooms and a bathroom as well as areas of hall and landing. Externally the front and rear gardens are generously proportioned and currently very low maintenance. The property benefits from a stunning location with the shops and cafés of Moorland Road nearby. There are various new gyms in close proximity as well as the Linear Park Cycle Path. Local restaurants include The Moorfields and The Moorland Gate. There is an assortment of good schools within very easy reach. The property offers excellent access to the City Centre, the Universities and Bristol beyond.

Early viewings are advised.

Entrance Lobby:

UPVC part glazed door with stained glass detail to front aspect, UPVC double glazed window over, dado rail.

Entrance Hall:

Part glazed door to front aspect, window over, radiator and stairs rising to first floor landing.

Lounge: 3.65m x 3.24m

UPVC double glazed bay window to front aspect, radiator, gas fire with Baxi back boiler, ornamental ceiling cornice, pleasant south facing aspect towards street.

Kitchen: 2.80m x 2.19m

UPVC double glazed door to side aspect, UPVC double glazed window to side aspect, radiator, range of base and wall mounted units, stainless steel sink drainer unit, tiled splashbacks, understairs cupboard.

Conservatory: 3.90m x 1.46m

UPVC double glazed door to rear aspect, UPVC double glazed window to rear aspect, plumbing for washing machine, pleasant garden aspect.

Shower Room:

UPVC double glazed window to rear aspect, window to side aspect, wash basin within vanity unit, Mira electric shower, WC, wall tiles.

First Floor Landing:

Period style banister, built in cupboard containing immersion tank, loft access.

Bedroom: 3.68m x 4.31m

UPVC double glazed bay window to front aspect, UPVC double glazed window to front aspect, radiator, pleasant south facing aspect towards street.

Bedroom: 3.65m x 2.69m

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

Bedroom: 3.74m x 2.82m

UPVC double glazed window to rear aspect, radiator, period style fireplace surround, pleasant garden aspect.

Front Garden:

Period style ornamental stone gate posts, south facing low maintenance front garden laid mainly to patio with flower beds

and shrubs. Pleasant aspect towards street.

Rear Garden:

Low maintenance garden laid mainly to patio with flower beds and shrubs, mature hedges, 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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or go online to book your
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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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