



£575,000

Energy Efficiency Rating: D
Council Tax: E

Hansford Square, Bath. BA2 5LL.

Home Estate Agents are favoured with the instructions to market this substantial 4 bedroomed semi detached family home situated in this most popular residential location within Combe Down, benefiting from gas heating, double glazing and no onward chain. An internal inspection is highly recommended to more fully appreciate the properties finer attributes and spacious gardens. To arrange an internal viewing, phone 01225 463006.





Home Estate Agents are favoured with the instructions to market this substantial 4 bedroomed semi detached family home situated within this most popular residential 'Square' in Combe Down. The property enjoys good sized rear gardens, gas heating, double glazing, no onward chain and spacious accommodation which briefly comprises: - Entrance hall, sitting room, dining room, kitchen, utility room, 4 bedrooms and upstairs bathroom, outside there is a neat landscaped front garden with driveway and access to garage (see agent's note.) The benefits include a most desirable location with an abundance of local schools for all ages, together with good shopping facilities, local post office, chemist and vets. An internal inspection is highly recommended to view this spacious and most welcoming end of chain home. For further details, or to arrange an internal viewing, phone 01225 463006.

Entrance Hall:

Entered via double glazed replacement front door, stairs rising to first floor landing, radiator, leaded light and stained glass window to side aspect, meter cupboards, understairs storage cupboards, original doors to:-

Sitting Room: 3.78m x 3.77m

Double glazed bay window to front aspect, fireplace with inset gas fire (not tested) with hearth and mantelpiece, TV and telephone point, radiator.

Dining Room: 3.96m x 3.77m

Fitted gas fire (not tested), radiator, double glazed patio doors to rear garden.

Kitchen: 2.77m x 2.55m

Modern fitted kitchen with 1½ bowl stainless steel sink unit with mixer tap over, range of base level and wall units, fitted work surfaces, electric cooker point, plumbing for washing machine, space for fridge, radiator, 2x double glazed windows to rear aspect, door to:-

Utility Room: 3.00m x 1.62m:

Plumbing for washing machine, fitted shelving, space for

fridge/freezer, glazed door to garage and glazed door with side panel to rear garden.

First Floor Landing:

Access to loft, doors to:-

Bedroom: 3.92m x 3.83m

Double glazed bay window to front aspect, radiator, wardrobe recesses.

Bedroom: 3.95m x 3.78m

Fitted cupboards with louvre doors, cupboard housing, Worcester gas boiler (not tested) with hot water tank, radiator, double glazed window to rear aspect, enjoying views of rear garden.

Bedroom: 2.75m x 2.53m

Double glazed window to rear aspect, again enjoying garden views, radiator, fitted cupboard.

Bedroom: 4.69m x 2.18m

Double glazed window to front aspect and Velux window to rear.

Bathroom:

Coloured suite of panelled bath with electric shower over, low flush WC, wash hand basin, tiled splashbacks, radiator, double glazed window to front aspect.

Garage/Parking:

Off road parking for one car and access to attached single garage with fitted power and door to utility room. (AGENTS NOTE: At present the main garage door has been removed and personal door fitted.)

Front Garden:

Retaining stone wall, front garden laid to lawn with mature and established shrubs and bushes.

Rear Garden:

Large rear garden laid to lawn, with mature shrubs, fruit trees and wild garden to the rear, fencing to 3 sides. Useful block-built store with window and power.

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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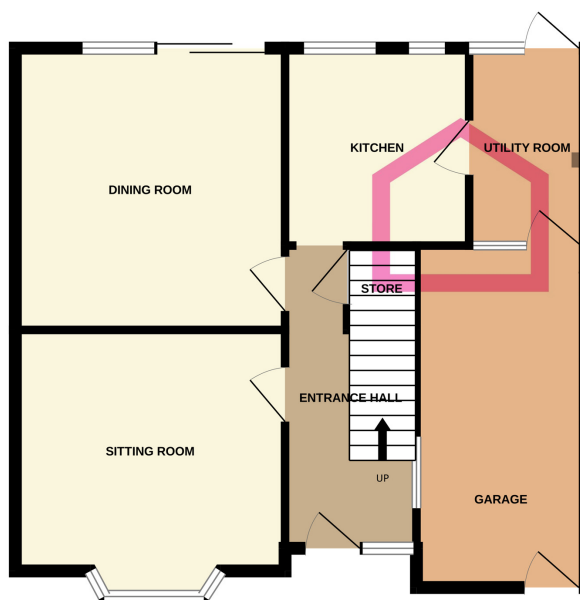
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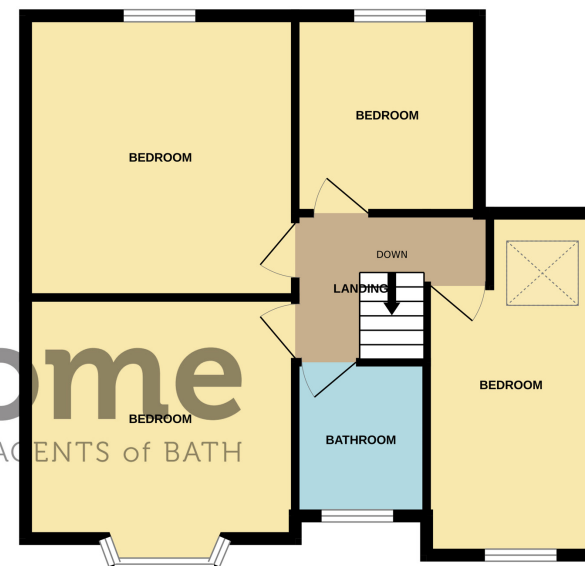
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GROUND FLOOR



1ST FLOOR



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Please note that these particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must verify their accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and planning/ building regulation consents. All dimensions are approximate and quoted for guidance only. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. A801