



**£369,500**

Council Tax Band: D

Energy Efficiency Rating: C

## 5 Meadow Drive, Bath, BA2 2BU

A rare opportunity has arisen to purchase this substantial stone built three bedroom property situated in a highly sought after cul de sac location. The benefits include gas heating, double glazing and off road parking. Early viewings strongly advised. Please call 01225 463006 to arrange an internal inspection.



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A rare opportunity has arisen to purchase this substantial stone built three bedroom property situated in a highly sought after cul de sac location. The benefits include gas heating, double glazing and off road parking.

The property briefly comprises a porch, lounge, kitchen, dining room, cloakroom, three bedrooms and bathroom, as well as areas of hall and landing. Externally, there is a private driveway and a landscaped garden to the front.

The rear garden is laid mainly to lawn and patio. Meticulously maintained by the previous owner, the property is offered to the market with no onward chain.

There is an abundance of good schools in the area. There are various shops nearby, including the legendary Taylor's Bagels. Of particular note is the scenic countryside 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 Porch:**  
Open sided porch.

**Entrance Hall:**  
UPVC wood effect part double glazed door with ornamental stained glass to front aspect, radiator, fuse box.

**Cloakroom:**  
UPVC double glazed window to front aspect, radiator, pedestal wash basin, tiled splashback, WC.

**Lounge: 5.09m MAX x 4.63m MAX**  
UPVC double glazed window to front aspect, 2x radiators, gas fire within fireplace surround, stairs rising to first floor landing.

**Dining Room: 2.69m x 2.42m**  
UPVC double glazed door to rear aspect, 2x UPVC double glazed windows to rear aspect, radiator, laminate flooring, pleasant garden aspect.

**Kitchen: 2.61m x 2.02m**  
UPVC double glazed window to rear aspect, range of base and wall mounted units, stainless steel sink drainer unit, integrated gas hob, electric cooker, integrated cooker hood, plumbing for washing machine, Worcester gas boiler, tiled

splashback, floor tiles, pleasant garden aspect.

**First Floor Landing:**  
Loft access, built in cupboard containing immersion tank, doors to all rooms.

**Bedroom: 3.49m x 2.69m**  
UPVC double glazed window to front aspect, radiator, built in wardrobes.

**Bedroom: 3.71m x 2.57m**  
UPVC double glazed window to rear aspect, radiator.

**Bedroom: 2.69m x 1.94m**  
UPVC double glazed window to rear aspect, radiator.

**Bathroom:**  
UPVC double glazed window to front aspect, radiator, pedestal wash basin, panelled bath with Mira electric shower over, WC, wall tiles, laminated flooring.

**Parking:**  
Private driveway for several cars.

**Front Garden:**  
Laid mainly to landscaping, electricity meter, gas meter.

**Rear Garden:**  
Laid mainly to lawn and patio, flower beds and shrubs, 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](mailto:sales@ahea.co.uk)*

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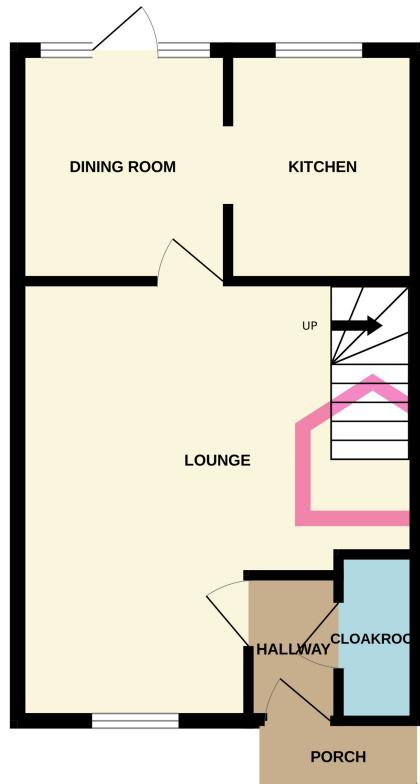
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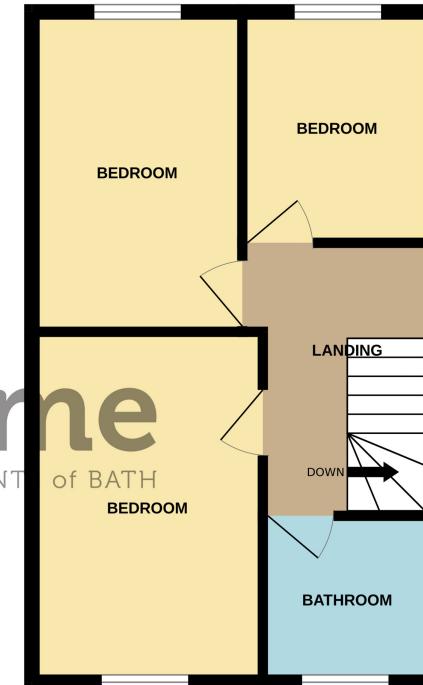
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GROUND FLOOR



1ST FLOOR



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