



**NEW
PRICE**

Offers Over:
£460,000

Council Tax Band: C
Energy Efficiency Rating: D

Ringwood Road, Bath, BA2 3JL

Home Estate Agents are favoured with instructions to market this stunning and substantial stone built Edwardian four bedroom property believed to have been built just after 1900. The benefits include gas heating, double glazing and an abundance of historic character. Early viewings strongly advised. Please call 01225 463006 to arrange an internal inspection.





Home Estate Agents are favoured with instructions to market this stunning and substantial stone built Edwardian four bedroom property believed to have been built just after 1900. The benefits include gas heating, double glazing and an abundance of historic character. The property briefly comprises a hall, lounge/dining room, kitchen, conservatory, landing, four bedrooms and a shower room.

Externally, there is a front garden laid to landscaping. The rear garden is laid mainly to patio and landscaping with a pedestrian gate to the Linear Park Cycle Path.

The property is particularly well located for the Oldfield Park Train Station.

There is a Costa Coffee as well as various new gyms in close proximity. The shops and cafés of Moorland Road are nearby. Local restaurants include The Moorfields as well as the legendary Café 84. 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 Hall:

UPVC part double glazed door to front aspect, UPVC double glazed window over, built in cupboard containing electric meter, ornamental ceiling.

Lounge/Dining Room: 7.15m MAX x 4.62m MAX

UPVC double glazed bay window to front aspect, UPVC double glazed window to rear aspect, 3x radiators, stone fireplace surround with electric fire, ornamental wooden doors, stairs rising to first floor landing, pleasant aspects to street and garden.

Kitchen: 3.92m x 2.8m

UPVC double glazed window to side aspect, range of base and wall mounted units, single drainer stainless steel sink unit with mixer tap, integrated cooker, electric hob, integrated cooker hood, plumbing for washing machine, subway styled tile splashbacks, cupboard containing Worcester gas boiler, laminated flooring.

Conservatory: 2.8m x 2.15m

UPVC double glazed patio doors to rear aspect, UPVC double glazed windows to rear and side aspects, radiator, floor tiles, pleasant garden aspect.

First Floor Landing:

Banister, ornamental wooden doors to all rooms.

Bedroom: 4.64m x 3.39m

2x UPVC double glazed windows to front aspect, radiator, spectacular views.

Bedroom: 3.62m MAX x 2.95m MAX

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

Bedroom: 2.8m MAX x 2.49m MAX

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

Shower Room:

UPVC double glazed window to side aspect, pedestal wash basin, WC, heated towel rail.

Bedroom/Loft Room: 4.77m x 3.54m

2x Velux windows, ornamental banister, eaves storage, spectacular panoramic views towards the major Crescents.

Front Garden:

Period style stone gate posts leading to a low maintenance area laid mainly to landscaping.

Rear Garden:

Laid mainly to patio and landscaping, pedestrian gate to Linear Park Cycle Path.

For further details or to arrange an internal inspection, please contact us on 01225 463006 or email us on sales@ahaea.co.uk

www.ahaea.co.uk

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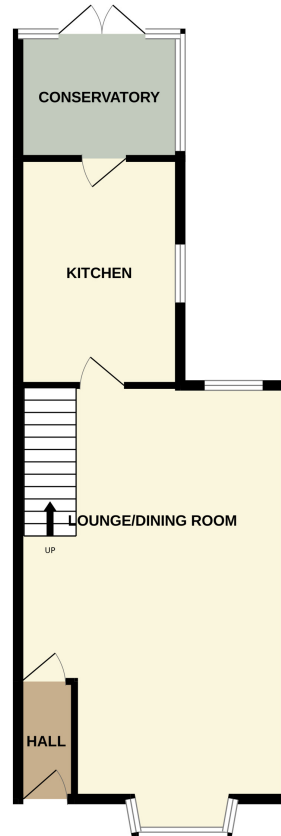
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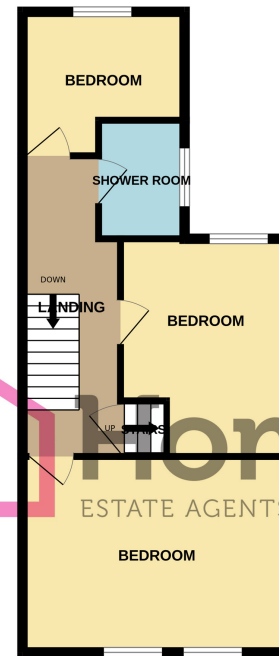
 @Home Estate Agents
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Bath, BA2 3PL

 **Home**
ESTATE AGENTS of BATH

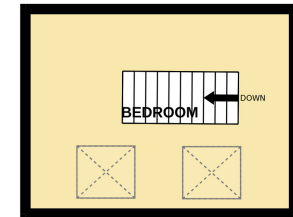
GROUND FLOOR
551 sq.ft. (51.2 sq.m.) approx.



1ST FLOOR
475 sq.ft. (44.2 sq.m.) approx.



2ND FLOOR
177 sq.ft. (16.4 sq.m.) approx.



TOTAL FLOOR AREA : 1203 sq.ft. (111.7 sq.m.) approx.

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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