



£390,000

Council Tax Band: C

Energy Efficiency Rating: TBC

Millmead Road, Bath, BA2 3JP

A great opportunity to acquire this spacious and open plan, 3 bedroomed end of terrace family home upgraded in 2017, offered with no onward chain. This family sized property enjoys a modern open plan kitchen/diner, gas central heating, double glazing and single garage enbloc. An early inspection is highly recommended. Phone 01225 463006 to arrange an appointment. NO ONWARD CHAIN.





A great opportunity to acquire this spacious and open plan, 3 bedroomed end of terrace family home, upgraded in 2017, offered with no onward chain, situated close to Moorland Road and Oldfield Park station.

This family sized property enjoys a modern open plan kitchen/diner, gas central heating, double glazing and single garage enbloc.

The spacious accommodation briefly comprises:- entrance hall, lounge, kitchen/diner, 3 upstairs bedrooms with family bathroom. Outside, there is a manageable front garden with side access to rear gardens laid to lawn.

There is parking within the road and additionally a most useful garage.

An early inspection is highly recommended. Phone 01225 463006 to arrange an internal inspection.

NO ONWARD CHAIN.

Entrance Porch:

Entered via ½ glazed front door, coat hanging area and shoe store, tiled flooring, radiator and electric consumer unit, oak panelled door to:-

Lounge: 4.80m x 3.45m

Floor to ceiling double glazed window to front aspect, stairs rising to first floor level, full width range of fitted cupboards and shelving with TV and power sockets, access to:-

Kitchen/Diner: 4.85 x 3.95m

Modern, luxury appointed kitchen with contrasting grey base level and wall units, fitted work surfaces with inset 4 ring gas hob, electric oven below and extractor fan above, integrated dishwasher, inset recycling bin cupboard, cupboard housing plumbing for washing machine, further shelving, water feed and space for large fridge freezer, recessed LED lighting, tiled floor with upstands, double glazed window to rear aspect.

Dining Area: radiator, tiled flooring, recessed LED lighting, double glazing door with double glazed side panel, giving access to rear gardens and patio area.

First Floor Landing:

Painted balustrade with oak hand rail, access to loft space, over stairs cupboard housing Worcester gas combi boiler, oak panelled doors to:-

Bedroom: 4.00m x 3.00m

Double glazed window to front aspect, radiator.

Bedroom: 3.50m x 3.00m

Double glazed window to rear aspect, radiator.

Bedroom: 2.01m x 1.81m

Double glazed window to front aspect, radiator.

Bathroom:

White modern suite of panelled bath, with mixer tap, shower attachment and shower screen, low flush WC, wash hand basin, towel radiator, tiled walls and flooring, double glazed window to rear aspect.

Garage/Parking:

Shared driveway giving access to garage enbloc.

Front Garden:

Path and steps to front door, retaining front wall with timber planter, front garden laid to shingle with gated side access.

Rear Garden:

Rear gardens laid to lawn with small patio area and timber store.

Agent's Note:

We have been advised that the property is Leasehold with a 999 years lease, dating from 1976.

The ground rent is £15 per annum.

We believe the Freehold can be purchased for a figure of approx £3,250.

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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Bath,
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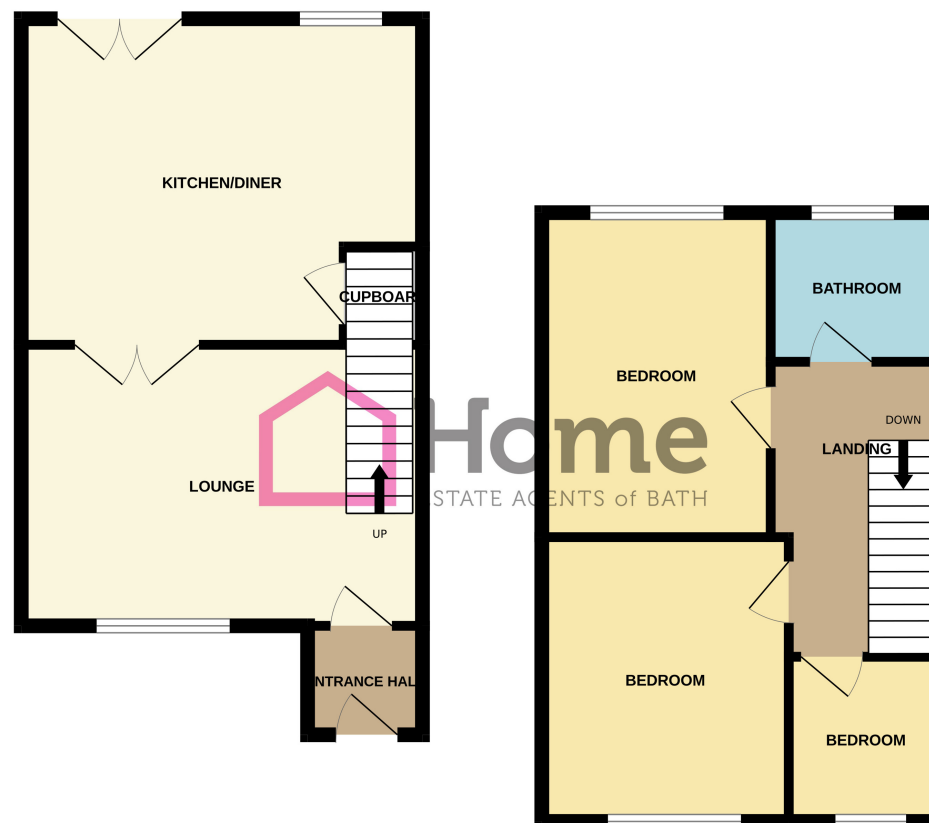
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GROUND FLOOR

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

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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