

The Estate Office, Brook Hall, Evercreech, BA4 6DP
Telephone (01749) 343111
e-mail: joanna@simonheal.co.uk www.simonheal.co.uk

**24A ASHGROVE, PEASDOWN ST. JOHN
BATH, BA2 8ED**



FOR SALE £229,500

Simon Heal Estate Agents present this well looked-after, 2 bedroom mid-terrace house in Peasedown St John. Conveniently located, the property offers 2 bedrooms, fully equipped kitchen, bathroom, cloakroom, lounge and a courtyard garden along with **2 allocated, off-road parking spaces**. Double glazed and centrally heated with **a combination gas boiler**.

AVAILABLE NOW AND OFFERED AS VACANT POSSESSION WITH NO CHAIN



Frosted DG door into:

Entrance Hall

s-shaped, vinyl flooring, radiator, smoke alarm, security alarm panel, RCD unit, telephone point, cupboard housing a combination gas boiler, doors into:

Cloakroom

3'0 x 4'7

Vinyl flooring, low-level WC, washbasin with a tiled splashback, radiator, DG frosted window to front, extractor fan.



Kitchen

6'6 x 8'5

Vinyl flooring, DG window to front, a range of white, wall and base kitchen cabinets with worktops and tiled splashbacks, integrated full-length fridge-freezer, electric oven, gas hob with extractor fan over, integrated washing machine, stainless steel sink with a mixer tap.



Lounge

13'10 x 11'11

DG sliding doors into the rear garden, carpeted flooring, TV and phone points, 1 radiator, stairs up to the 1st floor landing.



1st Floor Landing

Loft access, carpeted flooring, smoke alarm, doors into:

Bedroom 1

11'0 x 8'8

DG window to rear, radiator, TV point, phone point, storage cupboard, carpeted flooring.



Bedroom 2

6'8 x 11'2

DG window to front, radiator, TV and phone points, carpeted flooring.



Bathroom

7'0 x 4'6

3-piece suite comprising a panelled bath with a mixer tap, shower screen and a rainfall shower off-mains with a hand piece attachment, low level WC with a concealed cistern and wash basin with a mixer tap mounted into a vanity unit, vinyl flooring, tiled walls, heated towel rail, DG frosted window to front, mirror, shaver point, extractor fan.



OUTSIDE

To front there is an ample space laid to chippings, surrounded with a brick wall and steel gate.

To rear there is a fully enclosed patio garden laid to slabs, surrounded with fencing, rear access gate. There is one large, allocated parking space housing 2 regular size vehicles parked side by side, as per the plan.



AGENT'S NOTES

Sizes are approximate, EPC – C, freehold

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Pursuant to the terms of the Estate Agents Act 1979 we are obliged to inform all parties that a director of the selling agent firm is related to the seller.