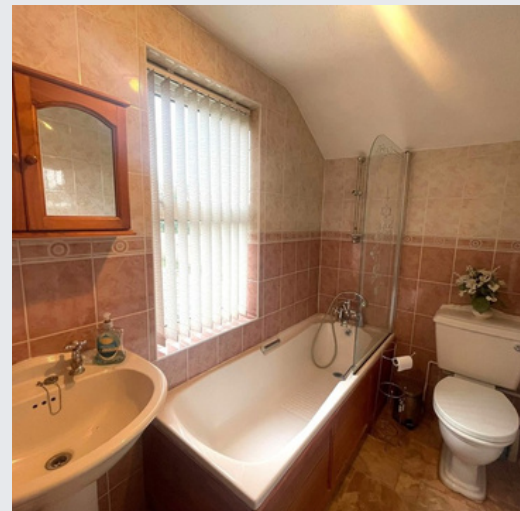


LIANE HANKS RESIDENTIAL LTD

CORONATION AVENUE

£440,000.00



ABOUT CORONATION AVENUE

Situated in a popular road is this mid terraced three bedroomed family home which has been in one family's ownership for over 60 years. The house is in need of some modernisation and renovation but will make a good family home due to the size of the house which is also over three floors. It includes three bedrooms, lounge, dining room, fitted kitchen with space for white goods, a first floor bathroom, first floor shower room, large enclosed rear garden with detached garage and summer room. This charming, terraced home offers an excellent opportunity for families seeking a property in a highly desirable location with easy access to the city centre and local shops. Offered with vacant possession. Awaiting Probate.

Council Tax: C EPC Rating: D Tenure: To be confirmed

PROPERTY SPECIFICATION



2 Reception



3 bedrooms



1 Bathroom &
1 Shower Room



Garden &
Summer Room



Garage

CONTACT US

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Bath, BA2 3PW

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ENTRANCE PORCH

Obscured part glazed wooden front door. Part glazed wooden door to hallway.

ENTRANCE HALLWAY

Corniced ceilings. High level cupboard housing meter. Radiator. Part glazed wooden doors to lounge/dining room. Stairs to first floor.

LOUNGE - 3.36m x 3.24m

Corniced ceilings. UPVC double glazed bay windows to front. Radiator. Stone effect feature fireplace with space for electric fire. Mid-level wall lights.

DINING ROOM - 3.90m x 3.24m

Coved ceilings. Radiator. Feature fireplace wall with gas fire and additional storage. Mid-level wall lights. Understairs storage cupboard. Obscure part glazed wooden door to kitchen.

KITCHEN - 3.37m x 4.24m

Tiled floor. Part tiled walls. Range of wall and base units. Stainless steel one and a half bowl inset sink unit. Space for integrated fridge/freezer. Space for oven, dishwasher and washing machine. Extractor hood. UPVC double glazed windows to rear. Obscured part glazed wooden door to utility room.

UTILITY ROOM - 2.07m x 1.51m

Tiled floor. Single glazed window and single glazed louvred window to rear. Part glazed wooden door to garden.

REAR GARDEN

Patio area. Mature trees and shrubs. Lawn area. Summer room. Rear gate leading to garage.

SUMMER ROOM - 2.95m x 3.05m

Sliding doors. Electrical supply.

GARAGE - 5.72m x 3.18m

Up and over door.

FIRST FLOOR

Doors to shower room, bathroom and two bedrooms.

BATHROOM - 1.61m x 2.46m

Fully tiled walls. Bath with mixer/spray unit. Radiator. Low level wc. Pedestal wash hand basin. UPVC double glazed window to rear.

SHOWER ROOM - 1.62m x 1.51m

Shower cubical, mains fed shower. Low Level wc. Vanity unit. Obscure UPVC double glazed window to side. Radiator.

BEDROOM ONE - 3.66m x 4.32m

Two UPVC double glazed windows to front. Radiator.

BEDROOM TWO - 3.92m x 2.60m

UPVC double glazed window to rear. Cupboard housing Worcester Boiler.

TOP LANDING

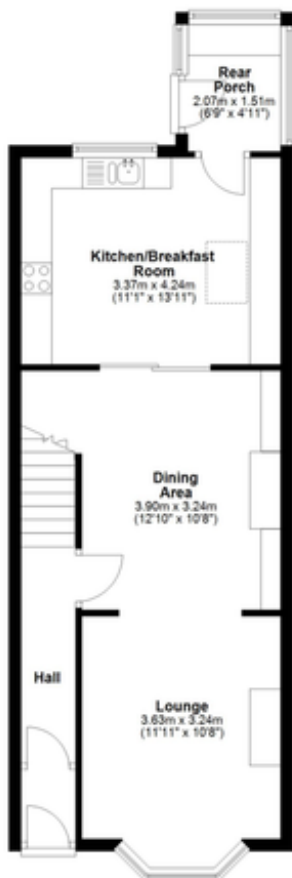
Wooden stairs to attic bedroom. UPVC double glazed window to rear.

BEDROOM THREE - 5.26m x 3.30m

UPVC double glazed window to rear. Radiator. Built in wardrobes. Storage cupboard under eaves.

Ground Floor

Approx. 50.7 sq. metres (546.2 sq. feet)



First Floor

Approx. 41.5 sq. metres (447.2 sq. feet)



Room in Roof

Approx. 22.6 sq. metres (242.9 sq. feet)



Outbuilding

Approx. 27.5 sq. metres (296.1 sq. feet)



DISCLAIMER

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked. We believe the information above to be accurate at the point it was obtained however you may wish to make a final check with your solicitor or with us in respect of anything above you feel crucial before you proceed with the purchase of this property.

HIGHLIGHTS



Approx. 1532.3 sq ft / 142.4 sq m



Bath Spa train station – 2.0 miles
Oldfield Park train station – 1.2 miles



Bath city centre – 1.9 miles
Oldfield Park – 0.7 miles



On a frequent bus route to/from the city centre, approximately 50m to the nearest bus stop.



Oldfield Park Junior School – 0.2 miles
Hayesfield Girls School – 0.8 miles



Stunning views over the City of Bath.