



£455,000

Locksbrook Road, Bath, BA1 3EJ.

Council Tax Band: C

Energy Efficiency Rating: D

A beautifully renovated Victorian home, set in a sought-after location within Lower Weston, offering character, space and modern living just moments from the River Avon, local amenities and the 'city'. Originally built in 1870 and renovated and extended in 2017, this charming and fully upgraded, two double bedded home combines period features with contemporary living & comfort.

An early inspection is advised. Call 01225 463006 to arrange an internal inspection of this end of chain property.



A beautifully renovated Victorian home in a sought-after location, offering character, space and modern living. Originally built in 1870, renovated and extended in 2017, this two double bedroom house combines period features with contemporary comfort.

Both bedrooms feature original Victorian fireplaces and the bathroom features a modern rainfall shower. The floors throughout have been professionally sanded, revealing original Victorian floorboards. The living room benefits from an open Mendip Fireplace with Bath stone surround, while the second reception room also features a Bath stone fireplace surround.

At the heart of the home is the extended kitchen and dining space, with a Velux window overhead. Bi-fold doors open onto the private, low-maintenance garden, complete with patio areas, a brick-built BBQ and useful storage shed.

Practical features include under-stairs storage, large enough to accommodate a bicycle, full double glazing, a complete rewire, gas central heating and Vaillant boiler.

The location close to some of Bath's favourite independent spots, including The Locksbrook Inn and Basil's Bakery, with the popular Chelsea Road and Lidl a short walk away. The house is perfectly placed for riverside walks and access to the Bath-Bristol cycle path. Its position makes commuting to Bristol particularly convenient by bike, car or train, with Oldfield Park railway station around a ten-minute walk away. The property is also close to Newbridge Primary School and benefits from a welcoming Locksbrook Road community.

Early viewings advised. Please call 01225 463006 to arrange an internal inspection.

Entrance Hall:

Entered via replacement lead lined front door, consumer unit, radiator, stripped floorboards, coat hanging area, understairs storage cupboards, stairs rising to first floor landing, doors to kitchen & dining room, door to:-

Sitting Room:

Feature fireplace with stone surround and slate hearth, double panelled radiators, shelving for TV etc, double glazed side window to front aspect with white shutters, stripped flooring, doorway to:-

Lounge:

Stone fireplace with hearth, double panelled radiator, fitted shelving, stripped floorboards, access to:-

Kitchen/Dining Room:

Modern, upgraded kitchen with inset stainless steel sink unit with mixer tap over range of base level and wall units, fitted work surface, 6 ring 'Smeg' range cooker (open to separate negotiation), plumbing for washing machine, dishwasher, space for fridge/freezer & dryer, Vaillant gas combi boiler,

recessed LED lighting, 'metro' tile splashbacks, central heating thermostat, laminated flooring.

Dining Area:

Velux roof light, laminated flooring, double panelled radiator, recessed LED lighting, bi-fold double glazed doors to rear garden.

First Floor Landing:

Stripped floorboards with balustrade and rope handrail, access to loft, doors to:-

Bedroom:

Spacious principal bedroom, with stripped floors, double panelled radiator, pretty wrought iron fireplace, white shutters and double glazed window to front aspect.

Bedroom Two:

Double glazed window to rear aspect with white shutters, stripped floorboards, fireplace, double panelled radiators.

Shower Room:

Large modern shower room with walk-in shower enclosure with mixer shower with large

shower rose and additional showerhead, low flush WC, wash hand basin, chrome towel radiator, tiled floors, shaver socket, recessed LED lighting and double glazed window to rear aspect.

Parking:

Parking is within the road.

Front Garden:

Retaining wall with gate and path to front door, small front garden with maturing ornamental tree.

Rear Garden:

Established rear garden with patioed seating areas, further lawned areas with raised planters, store and seating area to the rear, outside tap and power supply.

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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129 Locksbrook Road
Bath,
BA1 3EJ.

Call now, visit us in
branch or go online
to book your
viewing.

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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 is given for their accuracy or efficiency at the time of writing.

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