£325,000

Council Tax Band: C
Energy Efficiency Rating: D

The Brow, Bath, BA2 1EA

Home Estate Agents are favoured with instructions to market this stunning three bedroom semi detached property recently upgraded to a good standard by the current owners and situated in a highly sought after cul de sac location. The benefits include gas heating, double glazing and a very useful garage.

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

Home Estate Agents are favoured with instructions to market this stunning three bedroom semi detached family home, recently upgraded to a high standard by the current owners and situated in a highly sought after cul de sac location. The benefits include gas heating, double glazing and a very useful garage and no onward chain.
The property briefly comprises a well proportioned lounge/dining room, conservatory, kitchen/diner, three bedrooms and bathroom.
The front gardens are open plan and laid mainly to lawn, with the rear garden being level, laid to lawn and fully enclosed with spectacular views across to the northern slopes.
The property offers excellent access to the shops and cafés of Moorland Road, with an abundance of good schools within very easy reach. They are various gyms close by as well as a Costa Coffee, Marks and Currys, with Bath City Farm in close proximity.
The property offers good access to the city centre, the Universities and Bristol beyond.
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Entrance Hall:
Entered via replacement front door, meter cupboard with consumer unit.

Lounge: 5.38m x 4.25m
Open plan lounge with stairs rising to first floor landing, double glazed window to front aspect, 2x double panel radiators, TV and telephone point, feature electric fire with surround and hearth, understairs recess, central heating thermostat, door to:-

Kitchen/Dining Room: 4.25m x 2.55m
Modern fitted kitchen/diner with 1½ bowl single drainer stainless steel sink unit with mixer tap over, range of base level cupboards and drawers and matching wall units, fitted electric oven and hob, tiled splashbacks, cupboard housing gas combi boiler, fitted work surfaces, plumbing for washing machine and space for fridge/freezer, double glazed window to rear aspect, dining area with double panel radiator, telephone point and double glazed door to:-

Conservatory: 3.81m x 2.41m
Double glazed conservatory with fitted power, light and water tap. Sliding double glazed doors to rear garden.

First Floor Landing:
Access to loft, fitted cupboard with power, doors to:-

Bedroom: 3.74m x 2.66m (plus wardrobe recess)
Double glazed window to front aspect, single panel radiator, range of fitted wardrobes.

Bedroom: 3.08m x 2.33m
Double glazed window to rear aspect, enjoying views over rear gardens, single panel radiator.

Bedroom: 2.23m x 1.88m
Double glazed window to rear aspect, single panel radiator.

Bathroom: 2.35m x 2.04m
White suite of enamelled, panelled bath with mixer shower over, low flush WC, wash hand basin with vanity unit under, single panelled radiator, tiled splashbacks, recessed LED downlights, double glazed window to side aspect, extractor fan.

Garage/Parking:
Garage en bloc close by with up and over door. There is further parking within the road.

Front Garden:
Open plan front garden laid to lawn with steps down to front door. Gated side access to:-

Rear Garden:
Level, rear garden, laid to lawn, with wood chip flower borders, patio area, solid timber fencing and block wall to the rear.

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

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