



 **Home**  
ESTATE AGENTS OF BATH

**£319,500**

Energy Efficiency Rating: E  
Council Tax: C

## Crandale Road, Bath. BA2 3HX.

A very rare opportunity has arisen to purchase this substantial stone built bay fronted two double bedroom period property, situated in a stunning and sought after location and believed to date from the 1890s. The benefits include a Worcester gas boiler, an amazingly secluded garden and an abundance of historic character. Early viewings are advised. Please call 01225 463006 to arrange an internal inspection.









A very rare opportunity has arisen to purchase this substantial stone built bay fronted, two double bedroomed period property situated in a stunning and sought after location and believed to date from the 1890s.

The benefits include a Worcester gas boiler, an amazingly secluded garden and an abundance of historic character.

The property briefly comprises a lounge, dining room, kitchen, utility room, conservatory, two double bedrooms, a bathroom and various areas of hallway and lobby.

The front garden is laid mainly to patio. The rear garden has areas of flower beds, shrubs and a mature tree.

The location offers a number of benefits as the shops and cafés of Moorland Road are very nearby. Local restaurants include The Moorfields and Aradaella Lebanese. There is an abundance of good schools as well as a volunteer led library and numerous brilliant playgrounds in the area.

Various new gyms are in close proximity as well as the Linear Park Cycle Path. Oldfield Park Train Station is within very easy reach.

The property offers good access to the city centre, the Universities and Bristol Beyond. An early viewing is strongly advised. Please call 01225 463006 to arrange an internal inspection.

#### **Lobby:**

Part glazed wooden door to front aspect, window over, ornamental ceiling, stripped wooden floorboards, electricity meter, fuse box.

#### **Entrance Hall:**

Period style part glazed door to front aspect, window over, radiator, ornamental plasterwork, ornamental ceiling, stairs rising to first floor landing.

#### **Lounge: 3.52m x 3.3m**

Bay fronted window to front aspect, radiator, fireplace surround, built in cupboards, stripped wooden floorboards, ornamental ceiling.

#### **Dining Room: 3.52m x 3.1m**

Period style wooden sash window to rear aspect, radiator, double doors connecting to lounge.

#### **Kitchen: 3.58m x 2.19m**

Part glazed door to side aspect, window to side aspect, radiator, range of base and wall mounted units, stainless steel sink drainer unit, tiled

splashbacks, understairs cupboard.

#### **Lobby:**

Window to side aspect.

#### **Utility Room: 2.34m MAX x 2.14m MAX**

Windows to rear and side aspects, plumbing for washing machine, Worcester gas boiler.

#### **Conservatory: 3.53m x 1.89m**

Glazed door to rear aspect, window to rear aspect, pleasant garden aspect.

#### **First Floor Landing:**

Loft access, period style banister, doors to all rooms.

#### **Bedroom: 4.33m x 3.53m**

2x double glazed windows to front aspect, radiator, built in period style cupboard.

#### **Bedroom: 3.56m x 2.69m**

Double glazed window to rear aspect, radiator, pleasant aspect towards garden.

#### **Bathroom:**

Double glazed window to rear aspect, radiator, pedestal wash basin, panelled bath, WC,

shower cubicle with Triton electric shower, wall tiles, loft access.

#### **Front Garden:**

Laid mainly to patio with ornamental tiled path, carved stone gate posts and wrought iron gate, pleasant aspect towards street.

#### **Rear Garden:**

Secluded rear garden with areas of patio, flower beds and shrubs, mature tree and rear pedestrian access.

*For further details or to arrange an internal inspection, please contact us on 01225 463006 or email us on [sales@ahea.co.uk](mailto:sales@ahea.co.uk)*

**[www.ahea.co.uk](http://www.ahea.co.uk)**

# £350,000

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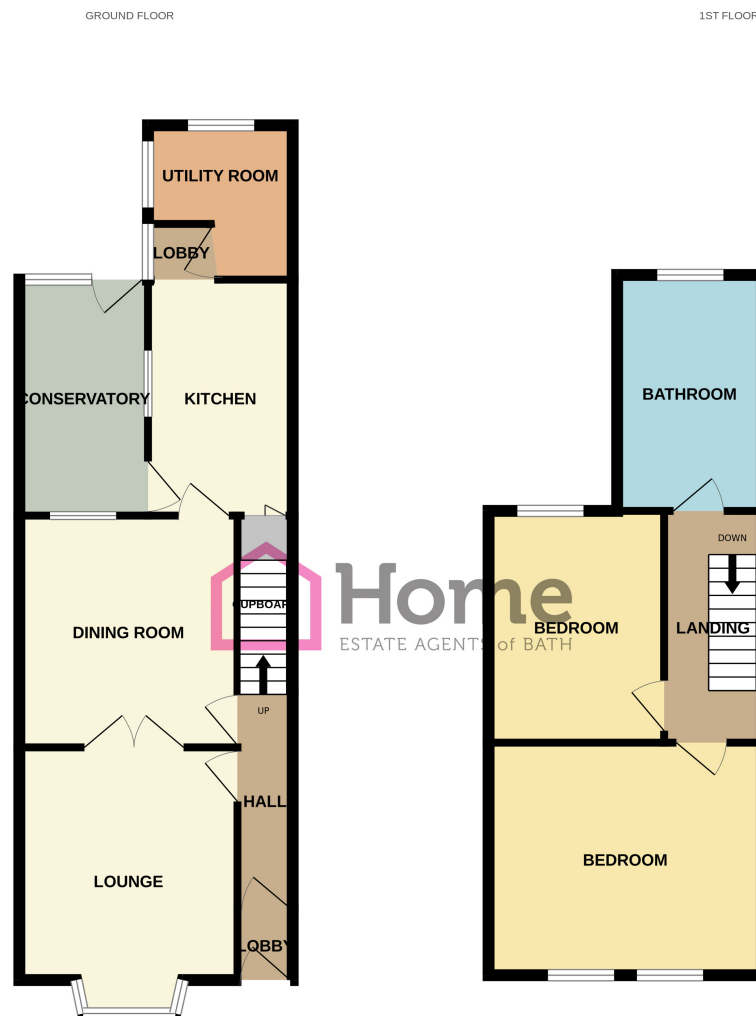
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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 as to their operability or efficiency can be given.

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