



£325,000

Council Tax Band: C

Energy Efficiency Rating: C

Hillcrest Drive, Bath, BA2 1HD.

An excellent opportunity has arisen to purchase this well maintained 3 bedroomed terraced family home situated on this popular development in Southdown. The benefits include gas central heating, double glazing, elevated position, fantastic city views to the rear and no onward chain. Early viewings are advised. Please call 01225 463006 to arrange an internal inspection.



An excellent opportunity has arisen to purchase this well maintained 3 bedroomed terraced family home situated on this popular development in Southdown.

The good-sized accommodation briefly comprises:- entrance hall, lounge, dining room, kitchen, conservatory, 3 bedrooms and upstairs bathroom. Outside, there are neat and manageable gardens to the front and rear, with parking within the road.

The benefits include gas central heating, double glazing, elevated position giving some fantastic city views and no onward chain. This terraced family home is well situated, set back from the road, with glorious views to the rear. There is a most useful convenience store around the corner on Southdown Road, together with a variety of bus stops for onward travel.

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

Entrance Porch:

Entered via replacement double glazed front door, stairs rising to first floor landing, radiator, coat hanging area, central heating thermostat, coving, laminated flooring, multi-glazed door to:-

Lounge: 4.55m x 3.95m

Feature fire surround with inset electric fire and hearth, double glazed window to front aspect, TV and telephone point, coving, double panelled radiator, dado rail, wall light points, understairs cupboard housing gas and electric meters and consumer unit, archway to:-

Dining Room: 2.79m x 2.43m

Laminated flooring, double panel radiator, dado rail, coving, double glazed sliding patio doors to conservatory and archway to:-

Kitchen: 2.42m x 2.78m

Single drainer stainless steel sink unit with mixer tap over, range of base level and matching wall units, fitted work surfaces, plumbing for washing machine, space for fridge/freezer, electric cooker point, double glazed window to rear access, recessed lighting.

Conservatory: 2.84m x 1.47m

Entered via double glazed sliding patio doors, double glazed windows to rear and side aspect, tiled flooring, fitted power and lighting, double glazed door to rear garden.

First Floor Landing:

Wooden balustrade, access to loft, coving, white panelled doors to:-

Bedroom: 4.49m x 2.71m

Double glazed window to front aspect, coving, double panelled radiator, cupboard housing Worcester gas combi boiler.

Bedroom: 2.90m x 2.74m

Double glazed window to rear aspect, enjoying views over rear garden and splendid views of the city, single panel radiator, coving.

Bedroom: 2.88m x 2.14m

Double glazed window to front aspect, coving, double panelled radiator.

Bathroom: 2.15m x 1.90m

Coloured suite of panelled bath, low flush WC, wash hand basin, separate shower enclosure with mixer shower, tray and sliding doors, double panel radiator,

laminated flooring, coving, double glazed window to rear aspect, tiled splashbacks.

Parking:

There is plenty of on street parking close by.

Front Garden:

Open plan front garden laid to lawn, with raised flower beds and block paved path to front door.

Rear Garden:

Low maintenance rear garden laid to patio with shingled and raised flower beds, mature shrubs, timber store with gate to 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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Bath,
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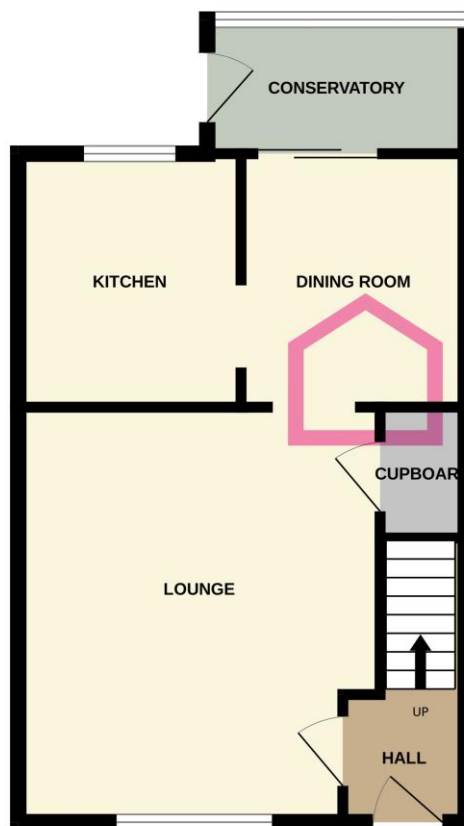
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GROUND FLOOR



1ST FLOOR



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