



 Home

**£295,000**

Council Tax Band: C

Energy Efficiency Rating: C

## Stirringale Road, Bath, BA2 2NG

Home Estate Agents are pleased to offer this spacious and most substantial, 3 bedrooomed end of terraced property enjoying a good sized corner plot. An early inspection is highly recommended to view this family/investment property set in a sought after location within Kingsway. Please call 01225 463006 to arrange an internal inspection. NO ONWARD CHAIN.



Home Estate Agents are pleased to offer this spacious and most substantial, 3 bed roomed end of terraced property enjoying a good sized corner plot.

It would be fair to say that the property requires some refurbishing throughout, but at present enjoys, gas heating, double glazing, elevated position and no onward chain.

The accommodation briefly comprises:- entrance hall, lounge, kitchen, 3 bedrooms and upstairs bathroom.

Outside, there are open plan lawned gardens and to the rear there are generous proportioned gardens, again laid to lawn.

An early inspection is highly recommended to view this family/investment property set in a sought-after location within Kingsway. Please call 01225 463006 to arrange an internal inspection.

**Entrance Porch:**

Open porchway.

**Entrance Hall:**

Entered via double glazed front door, stairs rising to first floor level, radiator, understairs cupboard with consumer unit, door to kitchen and door to:-

**Lounge: 4.33m x 3.50m**

Double glazed windows to front and side aspects, radiator, doorway to:-

**Kitchen: 5.75m x 2.72m**

Single drainer stainless steel sink unit with range of base level and wall units, fitted work surfaces, space for freestanding cooker, radiator, double glazed windows to rear and side aspect, Vaillant gas boiler (not tested), fitted pantry and double glazed door to rear.

**First Floor Landing:**

Access to loft, doors to:-

**Bedroom: 3.47m x 2.89m**

Double glazed window to front aspect, radiator, panoramic views, fitted cupboard.

**Bedroom: 4.15m x 2.96m**

Double glazed window to rear aspect, radiator, fitted cupboard.

**Bedroom: 2.81m x 2.36m**

Double glazed window to front aspect, radiator.

**Bathroom:**

White suite of panelled bath with electric shower unit over, low flush WC, wash hand basin, double glazed window to rear aspect, radiator.

**Parking:**

Parking is within the road.

**Front Garden:**

Open plan front garden laid to lawn, gated side access to:-

**Rear Garden:**

Good sized corner plot rear gardens laid to lawn with mature shrubs, trees and hedging, block built outhouse, ideal for conversion. Subject to the normal permissions, the spacious rear gardens are ideal for adding additional accommodation to the rear and side.

*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)**

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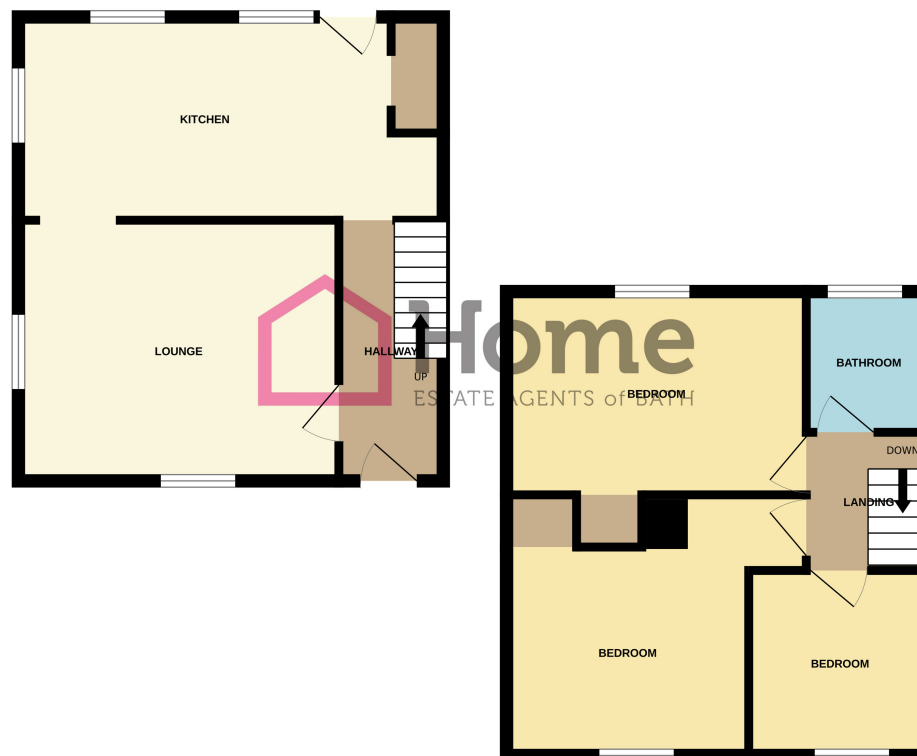
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Bath, BA2 3PL



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 as to their operability or efficiency can be given.

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