



Offers in excess of :-

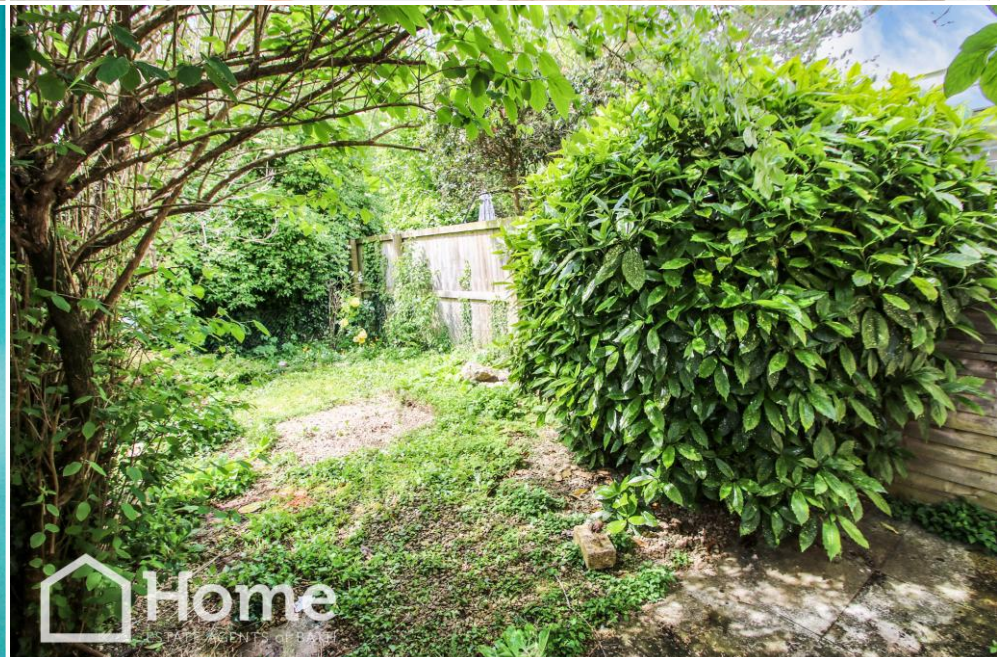
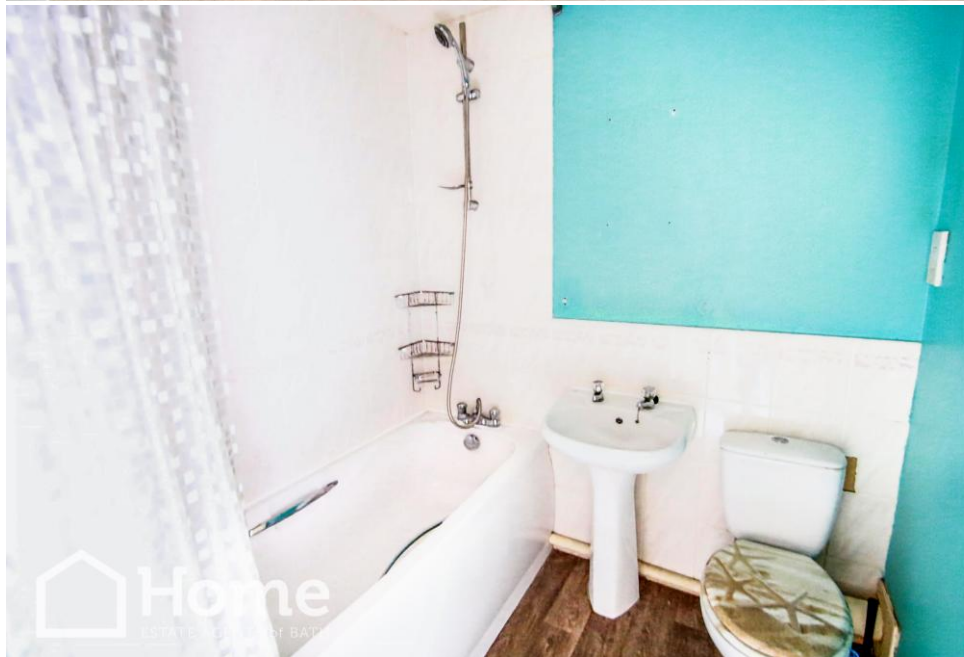
£270,000

Council Tax Band: C

Energy Efficiency Rating: D

Holly Drive, Bath, BA2 2BT.

Home Estate agents are pleased to offer this 2 bedroomed, mid terraced property situated in the pleasant 'Sulis Meadows' development on the outskirts of Bath. The property would ideally suit an investor, first time buyer or downsizer. The benefits include garage, designated parking and no onward chain. An early inspection is highly recommended. Phone 01225 463006 to arrange an internal inspection.



Home Estate Agents are pleased to offer this 2 bedroomed, mid terraced property situated in the pleasant 'Sulis Meadows' development on the outskirts of Bath. The property would ideally suit an investor, first time buyer or downsizer. The accommodation briefly comprises:- Entrance hall, lounge/diner, kitchen, 2 double bedrooms and upstairs bathroom. Outside, there are mature gardens to the front and rear, together with designated off road parking and garage. The property could do with some investment, but the benefits include gas heating, great location for local amenities, Park & Ride, schooling and with no onward chain. An early inspection is highly recommended to view this no onward chain property. Phone 01225 463006 to arrange an internal inspection.

Entrance Porch:

With bin store, electric meter cupboard, hardwood front door to:-

Entrance Hall:

Laminated flooring, radiator, stairs rising to first floor landing, door to kitchen and door to:-

Lounge/Diner: 4.77m x 3.59m

Laminated flooring, radiator, TV point, understairs cupboard, glazed door with windows to rear aspect.

Kitchen: 3.03m x 1.74m

Single drainer, stainless steel sink unit with taps, range of base level and wall units, fitted work surfaces, inset 4 ring gas hob with extractor above and electric oven below, space for fridge/freezer, plumbing for washing machine, radiator, laminated flooring, cupboard housing gas boiler, timer controls, window to front aspect.

First Floor Landing:

Access to loft, doors to:-

Bedroom: 3.57m x 2.82m

Window to front aspect, radiator, cupboard housing hot water tank.

Bedroom: 3.57m x 3.04m

Double glazed window to rear aspect, radiator, range of mirror fronted wardrobes.

Bathroom:

White suite of panelled bath with mixer tap and shower attachment, low flush WC, wash hand basin, tiled splashbacks, extractor fan, shaver socket, radiator.

Parking:

Single garage with up and over door and personal door to rear, designated parking space for one car in front.

Front Garden:

Front garden with path to front door, mature hedging and small lawned area.

Rear Garden:

Patio area with flower border and mature shrubs, rear access to garage.

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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Offers in excess of :-
19 Holly Drive
Bath
BA2 2BT

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

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✉️ sales@ahea.co.uk

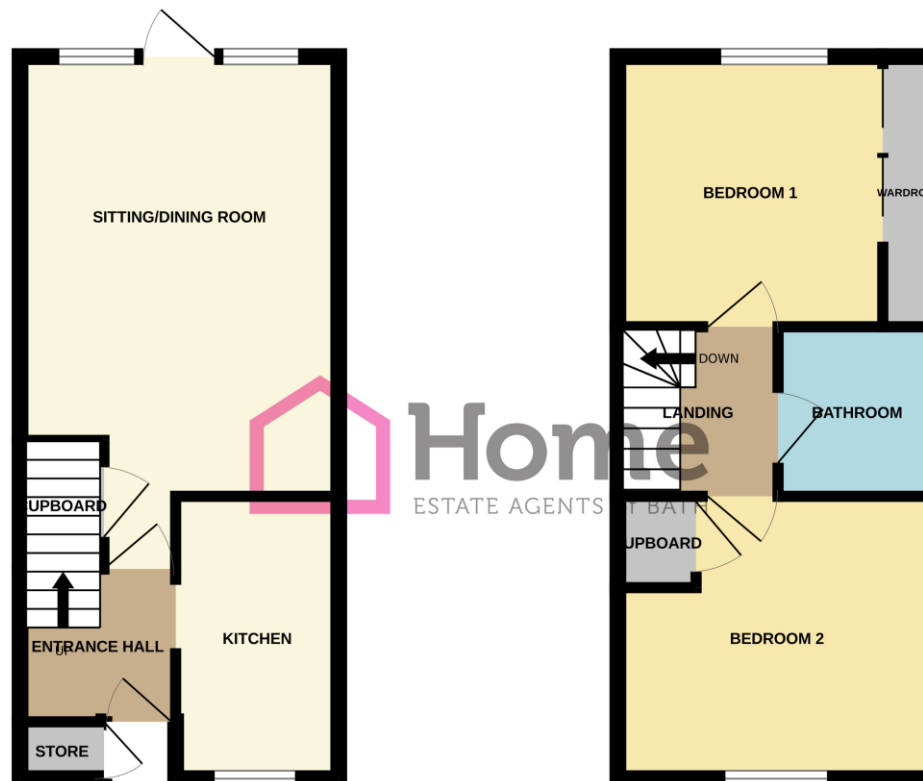
🐦 @at_home_bath

📍 @Home Estate Agents
13 Moorland Road,
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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