

£425,000

Council Tax Band: C
Energy Efficiency Rating: E

Herbert Road, Bath, BA2 3PR

An excellent opportunity has arisen to purchase this substantial stone built two double bedroom property situated in a highly sought after location and believed to date from the 1890s.
The benefits include gas heating, double glazing and an abundance of historic character.
Early viewings strongly advised. Please call 01225 463006 to arrange an internal inspection.









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The benefits include gas heating, double glazing and an abundance of historic character.
The property briefly comprises a lounge, dining room, kitchen, two double bedrooms and a bathroom as well as areas of hall, lobby and landing.
Externally, the front garden is laid mainly to low maintenance landscaping. The rear garden has a very secluded patio area and is laid mainly to lawn and has views towards the Northern Slopes.
The property is superbly located for the shops and cafés of Moorland Road. The Moorfields and other great restaurants are in close proximity.
There are various gyms nearby as well as the Linear Park Cycle Path.
There is a selection of particularly good schools close by and Oldfield Park Train station is within easy reach.
The property offers good access to the city centre, the Universities and Bristol beyond.
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Entrance Lobby:
UPVC door to front aspect, UPVC double glazed window over, electric meter, fuse box, ornamental ceiling, laminate flooring.

Entrance Hall:
Glazed door to front aspect, windows over, radiator, ornamental ceiling, stairs rising to first floor landing.

Lounge: 3.49m x 3.26m
2x UPVC double glazed windows to front aspect, radiator, wood burning stove, ornamental ceiling.

Dining Room: 3.71m x 3.49m
UPVC double glazed window to rear aspect, radiator, laminate flooring.

Kitchen: 2.61m x 2.58m
UPVC double glazed door to front aspect, UPVC double glazed window to rear aspect, 2x UPVC double glazed windows to side aspect, ornamental radiator, range of base and wall mounted units, single drainer stainless steel sink unit, integrated electric hob, electric cooker, integrated cooker hood, plumbing for washing machine, tiled splashbacks, gas boiler, built in cupboard, floor tiles, pleasant garden aspect.

First Floor Landing:
Loft access, banister, ornamental doors to all rooms.

Bedroom: 4.31m x 3.49m
2x double glazed windows to front aspect, radiator, pleasant aspect to street.

Bedroom: 3.78m x 2.62m
UPVC double glazed window to rear aspect, radiator, pleasant garden aspect.

Bathroom:
UPVC double glazed window to rear aspect, basin within vanity unit, panelled bath with choice of attachments over, WC, heated towel rail, ornamental wall tiles, floor tiles.

Front Garden:
Low maintenance landscaped garden, gas meter, spectacular Crescent views.

Rear Garden:
Secluded patio area, laid mainly to lawn with flower beds and shrubs, rear pedestrian access, spectacular views towards the Northern Slopes.

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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27 Herbert Road,
Bath,
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Call now, visit us in branch or go online to book your viewing.

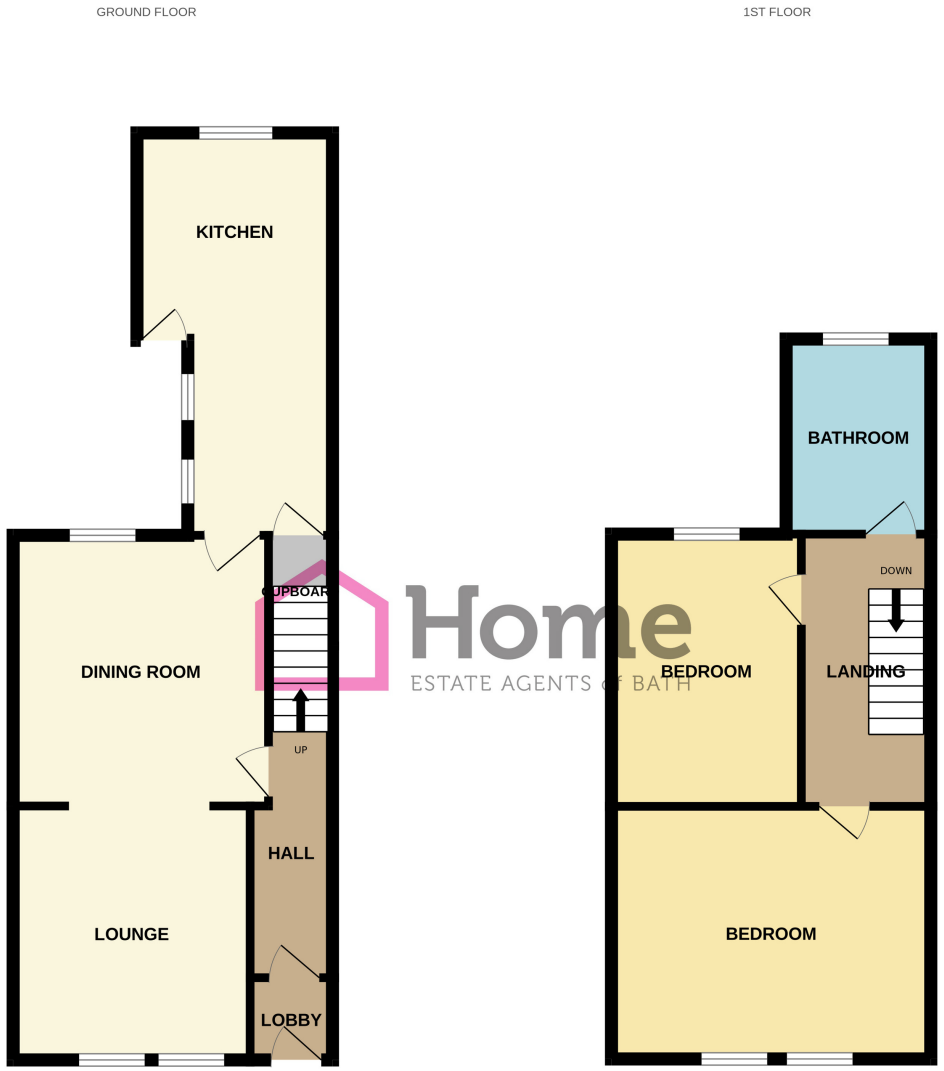
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