



 Home

**£375,000**

Council Tax: C

Energy Efficiency Rating: D

## The Hollow, Bath. BA2 1NF.

An excellent opportunity has arisen to purchase this meticulously maintained two bedroom semi detached bungalow offered to the market with no onward chain and believed to date from the 1930s. The benefits include gas heating, double glazing and private parking. To arrange an internal viewing, phone 01225 463006.



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The property comprises:- a lounge, dining room, kitchen, utility room, conservatory, two bedrooms and a bathroom, as well as areas of porch, hall and lobby.

Externally, there is a garden with views to the front and a long private driveway. To the rear there is a secluded garden as well as a secure private garage. The views are across the city and the Northern Slopes.

The shops and cafés of Moorland Road are nearby. There are various new gyms within easy reach as well as the Linear Park Cycle Path. Bath City Farm is also within very close proximity.

The property offers good access to the city centre, the Universities and Bristol beyond. Early viewings are advised. Please call 01225 463006 to arrange an internal inspection.

**Entrance Porch:**

UPVC double glazed door to side aspect, UPVC double glazed window to side aspect, radiator, floor tiles, spectacular panoramic views.

**Entrance Hall:**

Glazed door to front aspect, radiator, loft access, picture rail, laminate flooring, period style doors to all rooms.

**Lounge: 3.68m x 3.16m**

UPVC double glazed bay window with fitted shutters to front aspect, radiator, picture rail, spectacular panoramic views.

**Dining Room: 3.95m x 2.97m**

UPVC double glazed window to rear aspect, radiator, picture rail, laminate flooring, pleasant garden aspect.

**Kitchen: 3.03m MAX x 2.8m MAX**

Part glazed door to rear aspect, window over, 2x UPVC double glazed windows to rear aspect, radiator, range of base and wall mounted units, single drainer stainless steel sink unit with mixer tap, integrated electric hob, cooker, integrated cooker hood, fridge, freezer, tiled splash backs, pleasant garden aspect.

**Utility Room: 1.26m x 1.1m**

Window to rear aspect, wash basin, tiled splashback, shelving, Worcester gas boiler.

**Conservatory: 3.05m x 1.51m**

UPVC part double glazed door to rear aspect, UPVC double glazed windows to rear and side aspects, plumbing for washing machine, wooden panelling, wall tiles, floor tiles, pleasant garden aspect.

**Bedroom: 4.24m x 2.87m**

UPVC double glazed window to front aspect, radiator, fitted cupboards, spectacular panoramic views.

**Lobby:**

Picture rail, laminate flooring

**Bedroom: 3.18m MAX x 3.08m MAX**

UPVC double glazed window with fitted shutters to side aspect, 2x radiators, fitted cupboards.

**Bathroom:**

UPVC double glazed window to side aspect, radiator, pedestal wash basin, panelled bath with shower over, WC, wall tiles.

**Garage/Parking:**

Long private driveway for several cars, secure concrete garage.

**Front Garden:**

Laid mainly to lawn with areas of patio and landscaping, spectacular panoramic views.

**Rear Garden:**

Laid mainly to lawn and patio, landscaping, flower beds and shrubs.

*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)

# £375,000

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viewing.

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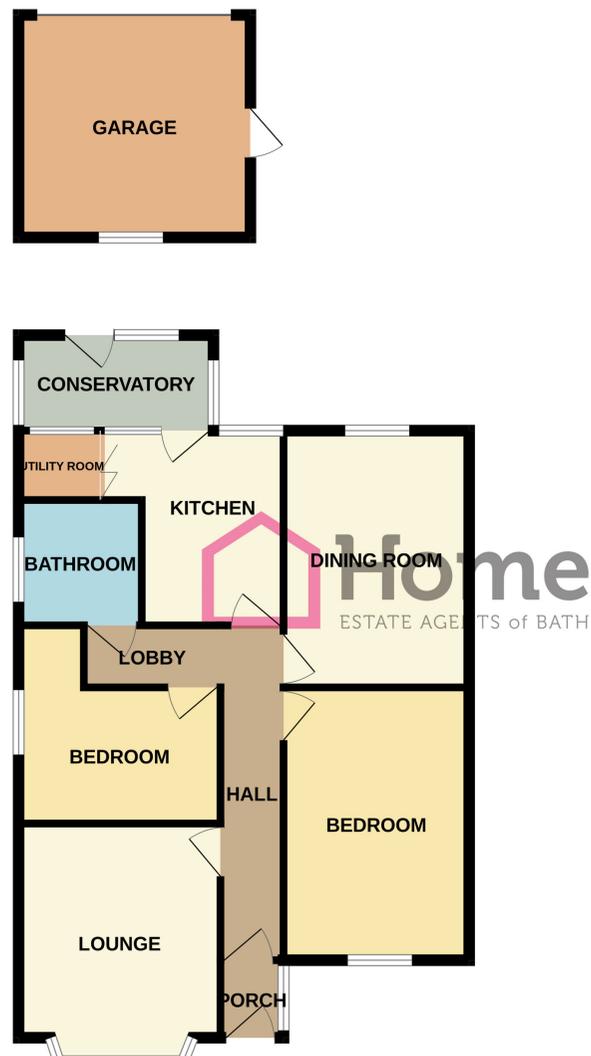
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GROUND FLOOR



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