



**£300,000**

Council Tax Band: B

Energy Efficiency Rating: D

## Newton Road, Bath, BA2 1RW.

Home Estate agents are favoured with instructions to market this stunning three bedroom semi detached property situated in a highly sought after location and believed to date from around 1949. The benefits include gas heating, double glazing and an abundance of historic character. An early inspection is highly recommended. Phone 01225 463006 to arrange an internal inspection.





Home Estate Agents are favoured with instructions to market this stunning three bedroom semi detached property situated in a highly sought after location and believed to date from around 1949.

The benefits include gas heating, double glazing and an abundance of historic character. The property briefly comprises a hall, lounge, kitchen, dining room, further lobby, utility room, cloakroom, storage cupboard, landing, three good sized bedrooms and a bathroom. Externally, the front garden is laid mainly to lawn. The south facing rear garden is laid to lawn and patio with landscaping and the potential for private parking subject to gaining the necessary consents.

The shops and cafés of Moorland Road are in close proximity. Newbridge Primary School is also within easy reach.

The property offers good access to the city centre, the Universities and Bristol beyond. An early inspection is highly recommended. Phone 01225 463006 to arrange an internal inspection.

**Entrance Hall:**

UPVC part double glazed door to front aspect, radiator, cupboard containing gas and electric meters, period style banister, stairs rising to first floor landing.

**Lounge: 4.26m x 3.70m**

UPVC double glazed window to front aspect, radiator, flame effect gas fire, parquet flooring.

**Dining Room: 3.20m x 2.66m**

UPVC double glazed window to rear aspect, radiator, parquet flooring.

**Kitchen: 3.18m x 2.66m**

UPVC double glazed window to rear aspect, UPVC part double glazed door to side aspect, radiator, range of base and wall mounted units, stainless steel sink unit with mixer tap, plumbing for washing machine.

**Lobby:**

UPVC door to front aspect, UPVC door to rear aspect.

**Cloakroom:**

UPVC double glazed window to front aspect, wooden door, WC.

**Storage Cupboard:**

Further interior storage.

**First Floor Landing:**

UPVC double glazed window to side aspect, loft hatch, period style banister, doors to:-

**Bedroom: 3.74m x 3.71m**

UPVC double glazed window to front aspect, radiator, built in cupboards containing immersion tank, spectacular views.

**Bedroom: 4.17m x 2.65m**

UPVC double glazed window to rear aspect, radiator, cupboard, south facing aspect towards garden.

**Bedroom: 3.83m x 2.64m**

UPVC double glazed window to front aspect, radiator, cupboard, spectacular views.

**Bathroom:**

UPVC double glazed window to rear aspect, radiator, pedestal

wash basin, panelled bath with shower over, WC, wall tiles.

**Front Garden:**

Laid mainly to lawn with path to front door.

**Rear Garden:**

Good sized south facing rear gardens laid mainly to lawn with path, flower beds, gravelled and patio area, rear pedestrian access.

*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)

# £300,000

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Bath  
BA2 1RW

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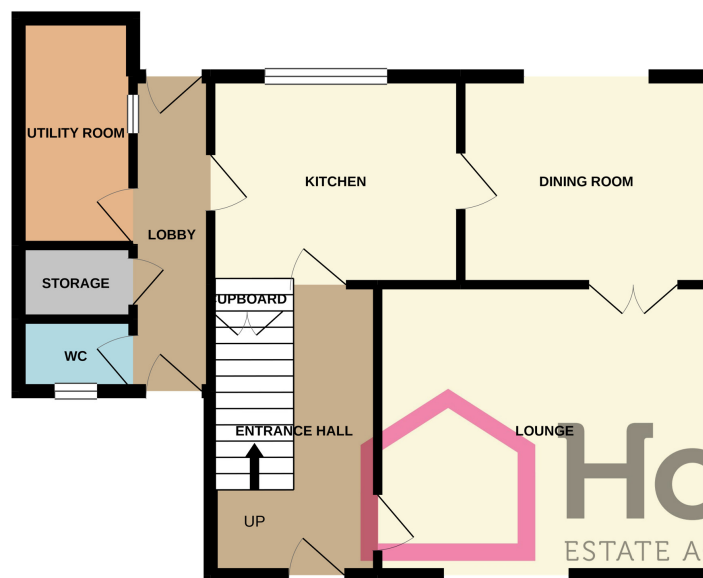
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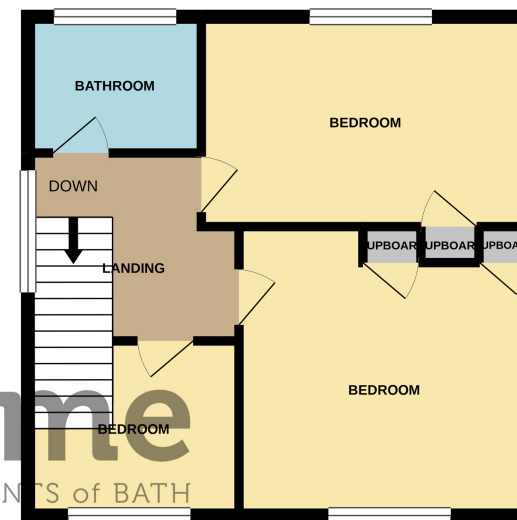
@Home Estate Agents  
13 Moorland Road,  
Bath, BA2 3PL



GROUND FLOOR  
556 sq.ft. (51.6 sq.m.) approx.



1ST FLOOR  
438 sq.ft. (40.7 sq.m.) approx.



TOTAL FLOOR AREA : 994 sq.ft. (92.3 sq.m.) approx.

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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