

£280,000

Council Tax Band: C
Energy Efficiency Rating: D

Hillcrest Drive, Bath. BA2 1HD.

An excellent opportunity has arisen to purchase this amazing two double bedroom modern property, originally constructed as a three bedroom and offered to the market for the first time in many decades. The benefits include a garage, cul de sac location and a secluded garden.
An early inspection is essential. Please phone 01225 463006 to arrange an internal inspection.









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The benefits include a garage, cul de sac location and a secluded garden. The property briefly comprises a hall, lounge, kitchen, dining room, conservatory, landing, two double bedrooms and bathroom.
The front garden is laid to patio and landscaping. The rear garden is also laid to patio with a fantastic concrete building, which could potentially be converted to an office, subject to gaining the necessary consent and it should also be noted that it has a west facing aspect.
The garage is in a block nearby.
This super early 1970s development even has a park and playground at the top of the hill with great views.
The useful shops and cafés of Moorland Road are nearby and there are good restaurants within easy reach, such as The Moorfields amongst others.
The property offers good access to the city centre, the Universities and Bristol beyond.
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Entrance Hall:
UPVC part double glazed door to front aspect, wooden panelling, stairs rising to first floor landing.

Lounge: 4.46m MAX x 3.97m MAX
UPVC double glazed window to front aspect, electric heater, stone fireplace surround, wooden panelling, understairs cupboard containing electric meter and fuse box.

Dining Room: 2.69m x 2.39m
UPVC part double glazed door to rear aspect, UPVC double glazed window to rear aspect, radiator, wooden panelling.

Kitchen: 2.8m x 2.43m
UPVC double glazed window to rear aspect, range of base and wall mounted units, single drainer stainless steel sink unit, tiled splashbacks, pleasant garden aspect.

Conservatory:
UPVC double glazed patio doors to rear aspect, UPVC double glazed window to side aspect, plumbing for washing machine, pleasant garden aspect.

First Floor Landing:
Electric heater, loft access, banister, doors to all rooms.

Bedroom: 4.99m MAX x 4.5m MAX
2x UPVC double glazed window to front aspect, built in cupboard containing immersion tank, further built in cupboard, spectacular panoramic views.

Bedroom: 2.89m x 2.69m
UPVC double glazed window to rear aspect, spectacular panoramic views.

Bathroom:
UPVC double glazed window to rear aspect, pedestal wash basin, panelled bath, WC, tiled splashback, wall tiles.

Garage:
Garage with up and over door in separate block.

Front Garden:
Laid mainly to patio and landscaping, pleasant aspect to street.

Rear Garden:
Laid mainly to patio and landscaping, west facing aspect, UPVC substantial concrete building with door and UPVC double glazed window, rear pedestrian access, spectacular panoramic views towards the Crescents.

Agent's Note:
Freehold property with a rent charge of £12 per annum.

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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