



£350,000

Council Tax Band: C

Energy Efficiency Rating: C

South View Road, Bath, BA2 3RW

Home Estate Agents are favoured with the instructions to market this extended 3 bedroom HMO situated a stone's throw from Oldfield Park Station and the bustling Moorland Road. The property would be ideal for the investor buyer, as the property was until a few weeks ago a 'student' rental, or as a comfortable family home. An early inspection is ideal. Phone 01225 463006 to arrange an appointment.





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The property would be ideal for the investor buyer, as the property was until a few weeks ago a 'student' rental, or as a comfortable family home.

The benefits include gas heating, double glazing, convenient location for Oldfield Park or the amenities on the Lower Bristol Road, no onward chain and detached single garage accessed off Brook Road.

The accommodation briefly comprises:- entrance hall, communal lounge, large kitchen/diner, utility room, bathroom and 3 bedrooms.

Outside, there are low maintenance gardens to the front and rear and detached garage.

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Entrance Hall:

Entered via double glazed front door, consumer unit, oak door to communal lounge & matching door to:-

Bedroom: 3.20m x 2.53m

Double glazed window to front aspect, radiator, fitted shelving, fireplace (not in use), wood flooring.

Communal Lounge: 3.41m x 3.21m

Fireplace (not in use), fitted shelving, radiator, wood flooring, door to staircase, access to:-

Kitchen/Diner: 5.63m x 2.27m

Single drainer stainless steel sink unit with range of base level and wall units, plumbing for washing machine, cooker with extractor hood over, fridge/freezer, washing machine, double glazed window to rear aspect, roof light, wood flooring, radiator, area for dining table, doorway to:-

Utility Room: 2.52m x 1.27m

Fitted work surface with fitted cupboard, door to bathroom and door to rear garden.

Bathroom:

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

First Floor Landing:

Access to loft, oak doors to:-

Bedroom: 3.51m x 3.21m

Double glazed window to front aspect, shelving and hanging space, radiator.

Bedroom: 3.15m x 2.72m

Double glazed window to front aspect, laminated flooring, shelving and hanging space, radiator, cupboard housing gas boiler with hot water tank.

Garage:

Detached single garage with up and over door, roof lights.

Front Garden:

Low maintenance front garden with retaining front wall, gate and path to front door.

Rear Garden:

Patio area with steps down to small lawned area, rear personal access to garage and access to rear gate.

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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19 South View Road,
Bath,
BA2 3RW.

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

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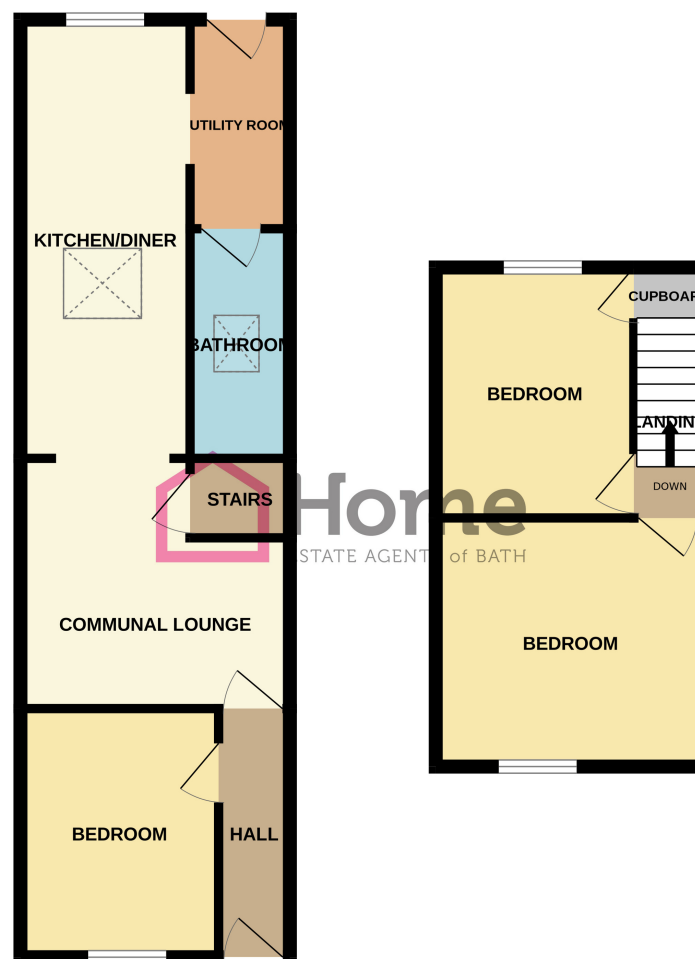
🐦 @at_home_bath

📍 @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

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