



Offers in excess of:

**£380,000**

Council Tax Band: C

Energy Efficiency Rating: C

## Millmead Road, Bath, BA2 3JP.

Home Estate Agents are favoured with instructions to market this stunning three bedroom modern end terrace property situated in a highly sought after location and upgraded to a high standard by the current owners. The benefits include gas heating, double glazing and a secure private garage. Early viewings are strongly advised. Please call 01225 463006 to arrange an internal inspection.





Home Estate Agents are favoured with instructions to market this stunning three bedroom modern end terrace property situated in a highly sought after location and upgraded to a high standard by the current owners. The benefits include gas heating, double glazing and a secure private garage.

The property briefly comprises a hall, lounge, kitchen/dining room, a landing, three good sized bedrooms and a bathroom.

The front garden is useable and laid mainly to landscaping. The rear garden is secluded and laid to lawn and decking.

There is a secure private garage. The property has potential for an extension if required.

In recent years a wonderful nursery has opened on Millmead Road itself and Sustrans have also invested in a new bridge connecting the area to the Linear Park Cycle Path. The shops and cafés of Moorland Road are in very close proximity. Local restaurants include The Moorfields and Café 84. There are various new gyms nearby.

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

#### **Entrance Hall:**

UPVC part double glazed door to front aspect, radiator, fuse box, shelving, laminate flooring.

#### **Lounge: 4.85m x 3.83m**

UPVC double glazed window to front aspect, 2x radiators with ornamental covers, built in cupboards and shelving, laminate flooring, stairs rising to first floor level.

#### **Kitchen/Dining Room: 4.86m x 3.9m**

UPVC double glazed patio doors to rear aspect, UPVC double glazed window to rear aspect, radiator with ornamental cover, range of base and wall mounted units, 1½ bowl single drainer stainless steel sink unit, integrated gas hob, electric cooker, integrated cooker hood, fridge/freezer, dishwasher, washing machine, understairs cupboard, laminate flooring, pleasant garden aspect.

#### **First Floor Landing:**

Loft access, built in cupboard containing Vaillant gas boiler, ornamental banister, panelled doors to all rooms.

#### **Bedroom: 3.5m x 3.01m**

UPVC double glazed window to front aspect, radiator, pleasant aspect to street and views.

#### **Bedroom: 4.01m x 2.82m**

UPVC double glazed window to rear aspect, radiator, pleasant garden aspect, views towards Northern Slopes.

#### **Bedroom: 2.01m x 1.81m**

UPVC double glazed window to front aspect, radiator.

#### **Bathroom:**

UPVC double glazed window to rear aspect, wash basin within vanity unit, panelled bath with choice of shower attachments over, WC, heated towel rail, wooden panelling, laminate flooring.

#### **Garage:**

Secure private garage in block.

#### **Front Garden:**

Laid mainly to landscaping with mature trees, flower beds and shrubs, meter cupboard, pleasant outlook towards street.

#### **Rear Garden:**

Laid mainly to lawn and decking, painted timber fencing, side pedestrian access.

#### **Agent's Note:**

We understand the following: the property is leasehold with there being 999 years from 1976.

The ground rent is £15 per annum.

The freehold can be purchased for a figure around £3,250

*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)*

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25a Millmead Road

Bath


BA2 3JP

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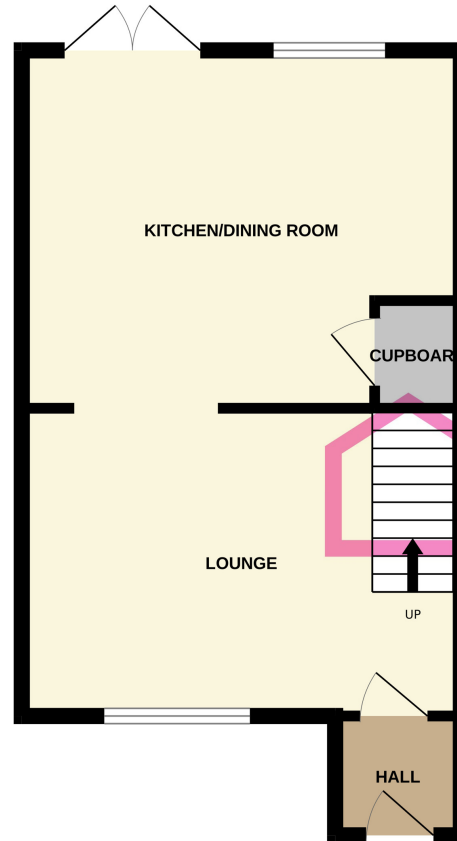
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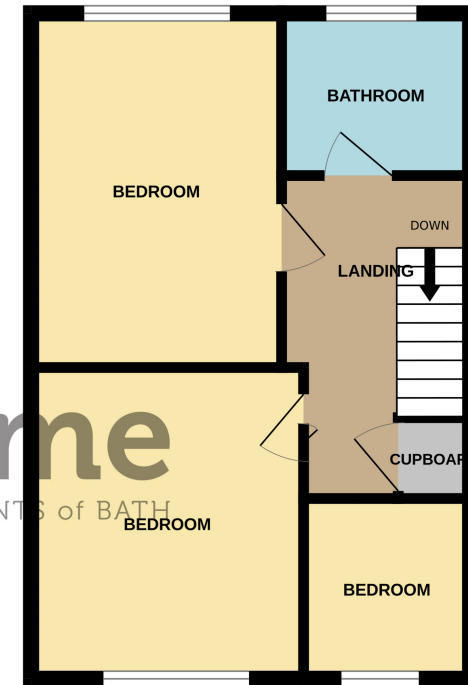
 @Home Estate Agents  
13 Moorland Road,  
Bath, BA2 3PL

 **Home**  
ESTATE AGENTS of BATH

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 as to their operability or efficiency can be given.  
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