



**£385,000**

Council Tax Band: D

Energy Efficiency Rating: D

## **Marsden Road, Bath. BA2 2LJ.**

Home Estate Agents of Bath are favoured with the instructions to market this most spacious 3 bedrooomed, semi detached family home situated on the popular Kingsway development on the southern slopes of Bath. The property is offered with no onward chain, gas heating, double glazing, off road parking and garage. An internal inspection is advised. Phone 01225 463006 to arrange an appointment.





Home Estate Agents of Bath are favoured with the instructions to market this most spacious 3 bedroomed, semi detached family home situated on the most popular Kingsway development on the southern slopes.

The generous proportioned accommodation briefly comprises: - entrance hall, double aspect lounge/diner, fitted kitchen, downstairs WC, 3 good sized bedrooms, shower room, separate WC, driveway giving plenty of off road parking, detached garage and large gardens to front & rear.

The further benefits include gas heating, double glazing, close to local schooling and convenience store and excellent access on to Bristol & beyond.

The property is offered with no onward chain and an internal inspection is essential. Phone 01225 463006 to arrange an internal appointment.

#### **Entrance Porch:**

Open porchway with outside light.

#### **Entrance Hall:**

Entered via double glazed door and window, stairs rising to first floor landing, understairs cupboard, radiator, hardwood flooring, coving.

#### **Lounge/Diner: 6.69m x 3.22m**

Double aspect lounge/diner with double glazed window to front aspect, sliding patio doors to rear, coving, 2x radiators, wall light points, gas fire (disconnected), door to:-

#### **Kitchen: 3.36m x 2.94m**

Modern fitted kitchen with range of base level and wall units, fitted work surfaces, fitted oven, hob and extractor, space for fridge/freezer, tiled splashbacks, space for washing machine or dishwasher, radiator, double glazed window to rear aspect.

#### **Rear Lobby:**

Double glazed door to side aspect and door to storage cupboard.

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

Access to loft, doors to:-

#### **Bedroom: 4.23m x 2.64m**

Double glazed window to rear aspect, radiator, coving, far reaching views.

#### **Bedroom: 3.95m x 3.25m**

Range of fitted wardrobes, radiator, coving, double glazed window to front aspect.

#### **Bedroom: 2.65m x 2.44m**

Double glazed window to rear aspect, radiator, airing cupboard with Glow Worm gas boiler, shelving and hot water tank.

#### **Shower Room:**

Shower cubicle with mixer shower, glazed sliding door, wash hand basin, extractor fan, tiled splashbacks, chrome towel radiator, double glazed windows to side aspect.

#### **Separate WC:**

White low flush WC, radiator, double glazed window to side aspect.

#### **Garage/Parking:**

Tarmac driveway giving plenty of off road parking, access to detached garage with under and over door.

#### **Front Garden:**

Retaining front hedge, garden laid mainly to lawn with shingle and decked area, gated side access to:-

#### **Rear Garden:**

Large rear garden laid mainly to lawn and patio, 2 decked areas, mature shrubs, borders and trees, raised patio area from lounge/diner, outside tap and small under croft.

*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)**



# £385,000

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BA2 2LJ.

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viewing.

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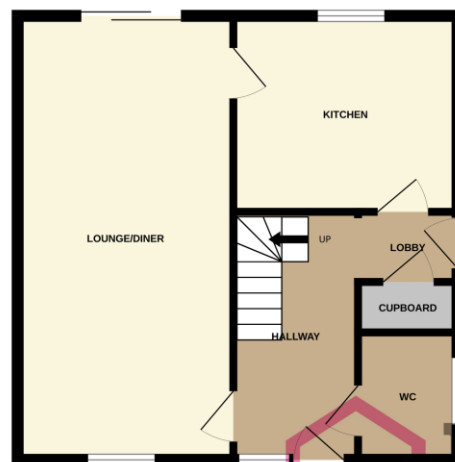
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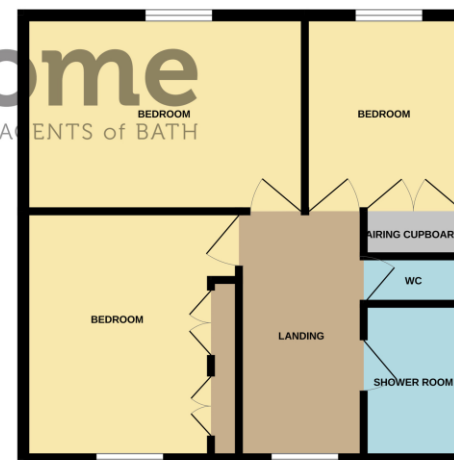
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GROUND FLOOR



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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