



Offers in excess of:

**£350,000**

Council Tax Band: C

Energy Efficiency Rating: D

## Cynthia Road, Bath, BA2 3QQ.

A truly stunning and substantial stone built end of terraced, two double bed roomed property, offered to the market for the first time in many years and upgraded to a high standard, as well as being situated in a highly sought after location. Early viewings are advised. Please call 01225 463006 to arrange an internal inspection.





A truly stunning and substantial stone built end of terraced two double bedroomed property upgraded to a very high standard, set in a highly sought after location.

The benefits include gas heating, an abundance of historic character and spectacular views. The property briefly comprises an entrance lobby, well proportioned reception room, kitchen/dining room, utility store, a further lobby and two double bedrooms, both with en suite shower rooms. Externally, there is a small, low maintenance, south facing front garden. The shops and cafés of Moorland Road are very nearby. There are various new gyms in close proximity as well as the cycle path. Local restaurants include The Moorfields and Café 84. The property was previously The Bath Typewriter Shop, which closed down some years ago and was converted to high quality residential property.

The rental income is currently £1,800pcm, and has not yet been tenanted for the next academic year, making it of great interest to student buyers. The property offers great access to the city, the Universities and Bristol beyond. Early viewings strongly advised. Please call 01225 463006 to arrange an internal inspection.

### **Ground Floor**

#### **Entrance/ Lobby:**

Modern UPVC door to front aspect, UPVC double glazed window over, further UPVC double glazed window, radiator, panelling containing gas meter, electric meter and fuse box, laminate flooring. Opening to:

#### **Kitchen/ Dining Room/ Lounge: 6.52m x 2.3m**

2 period style windows with secondary glazing to side aspect, radiator, range of base and wall mounted units, sink with mixer tap, integrated Bosch appliances to include electric hob, fridge, freezer and dishwasher, laminate flooring.

#### **Lobby/ Study: 4.9m x 2.3m**

Velux window, 2 radiators and laminate flooring.

#### **Utility store: 2.16m x 0.89m**

Worcester gas boiler, plumbing for washing machine, floor tiles.

### **Lower Ground Floor**

#### **Bedroom: 6.32m x 2.3m**

Entered via landing with Velux window and steps down to bedroom with 2 UPVC double glazed windows to side aspect, radiator, peaceful aspect towards gardens and TV point.

#### **En suite:**

Shower cubicle with mixer attachment and tiling, heated towel rail, pedestal wash basin, WC, floor tiles.

#### **Mezzanine:**

#### **Bedroom: 6.3m x 2.3m**

Entered via landing area, landing with Velux window and steps down to bedroom with 2x UPVC double glazed windows to side aspect, radiator and TV point. Peaceful aspect towards gardens.

#### **En suite:**

Glazed block window, heated towel rail, shower cubicle with mixer attachment and tiling, pedestal wash basin, WC and floor tiles.

### **First Floor:**

#### **Reception Room: 7.62m x 2.3m**

Period style windows with secondary glazing to front and side aspects, modern UPVC double glazed window to rear aspect, 2 radiators, period style stripped wooden floorboards, spectacular views towards most of the major Crescents.

#### **Garden:**

Low maintenance south facing area to the front with concrete wall, laid mainly to gravel.

*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)**

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The Typewriter Shop,  
28a Cynthia Road,  
Bath.

**BA2 3QQ.**

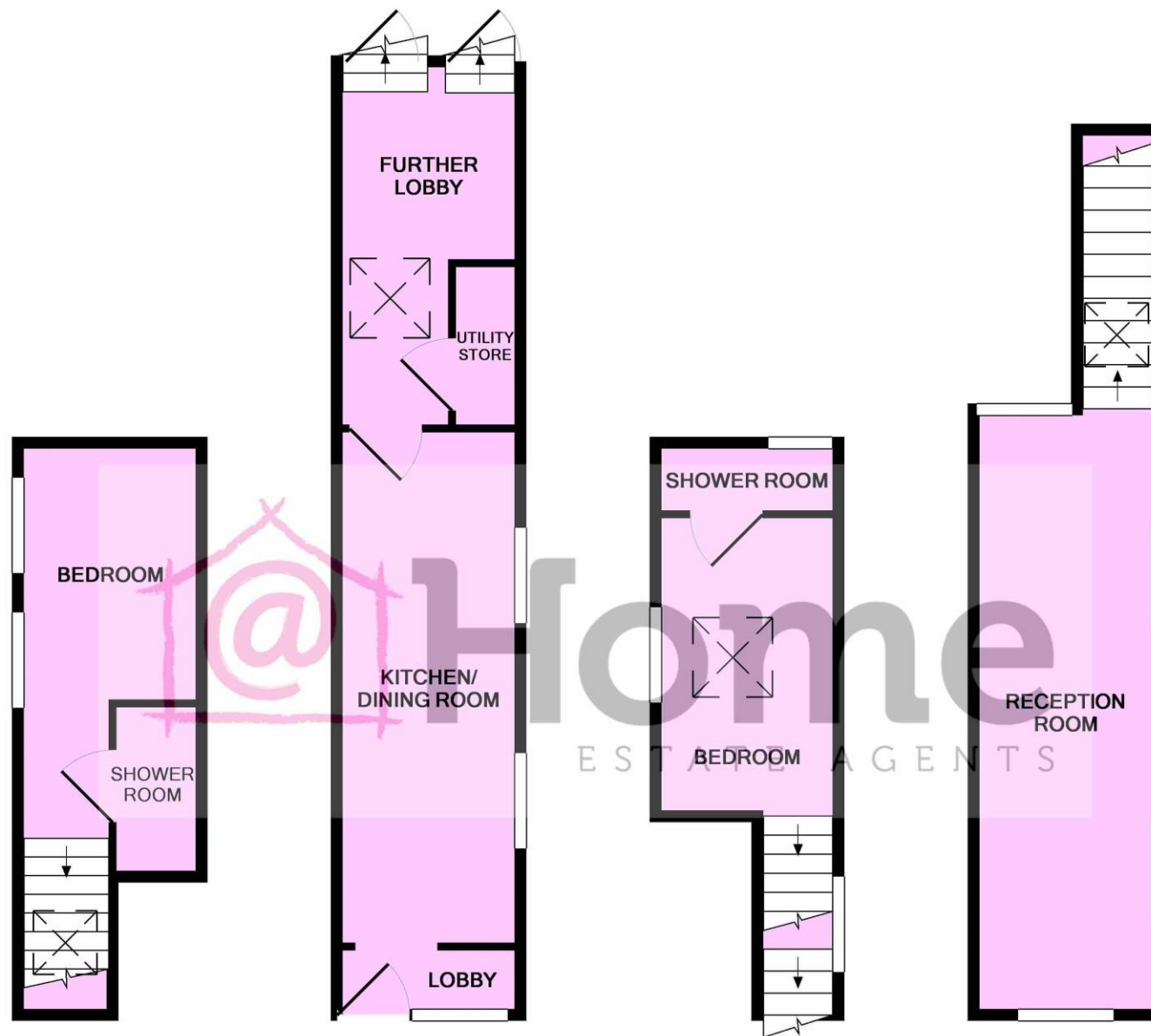
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branch or go online  
to book your viewing.

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