

£350,000

Avon Park, Bath, BA1 3JP.

Council Tax Band: B
Energy Efficiency Rating: C

A rare opportunity has arisen to purchase this substantial stone built end of terrace two double bedroom property situated in a highly sought after secluded cul de sac location a short distance from Newbridge Road and believed to date from the 1930s.
Early viewings are advised. Please call 01225 463006 to arrange an internal inspection.









A rare opportunity has arisen to purchase this substantial stone built end of terrace two double bedroom property situated in a highly sought after secluded cul de sac location a short distance from Newbridge Road and believed to date from the 1930s.
The benefits include gas heating, double glazing and an abundance of off road parking.
The property briefly comprises a hall, lounge, kitchen/dining room, landing, two double bedrooms and a bathroom.
Externally, the front garden has effectively been turned into a private driveway.
The rear garden is laid mainly to artificial grass and patio. There is also a very secure garage accessed to the rear.
Newbridge Primary School is within very easy reach, as are the fantastic shops and cafés of Chelsea Road. As well as stunning bus routes, the Oldfield Park Train Station is easily accessible.
There are some great new gyms in the area, as well as the Linear Park Cycle Path and its onward connections.
The property offers good access to the city centre, the Universities and Bristol beyond.
An early inspection is highly recommended. Please call 01225 463006 to arrange an internal inspection.

Entrance Hall:
UPVC part double glazed door to front aspect, radiator, electric meter and fuse box, stairs rising to first floor landing.

Lounge: 4.01m x 3.71m
UPVC double glazed window to front aspect, radiator, spectacular panoramic views.

Kitchen/Dining Room: 4.94m x 2.6m
UPVC part double glazed door to rear aspect, 3x UPVC double glazed windows to rear aspect, radiator, range of base and wall mounted units, single drainer stainless steel sink unit with mixer tap, integrated gas hob, electric cooker, integrated cooker hood, plumbing for washing machine, tiled splashbacks, Worcester gas boiler, understairs cupboard, pleasant garden aspect.

Frist Floor Landing:
Loft access, panelled doors to all rooms.

Bedroom: 4.95m MAX x 2.83m MAX
2x UPVC double glazed window to front aspect, radiator, spectacular panoramic views.

Bedroom: 3.54m x 2.56m
UPVC double glazed window to rear aspect, radiator, pleasant garden aspect.

Bathroom:
UPVC double glazed window to rear aspect, radiator, pedestal wash basin, panelled bath with Triton electric shower over, WC, heated towel rail, built in cupboard.

Garage:
Secure garage to rear of property.

Front Garden:
Laid mainly to private driveway with areas of landscaping, spectacular panoramic views.

Rear Garden:
Laid mainly to artificial grass with patio areas, side and rear pedestrian access.

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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18 Avon Park,
Bath,
BA1 3JP.

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

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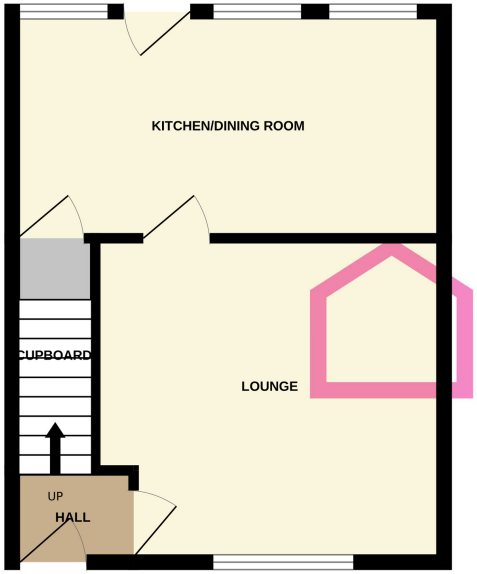
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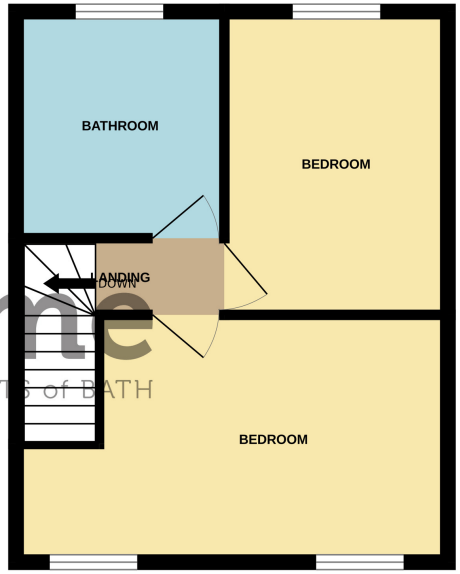
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Home
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GROUND FLOOR



1ST FLOOR



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