

£325,000

Council Tax Band: C
Energy Efficiency Rating: E

Claude Avenue, Bath. BA2 1JT.

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The benefits include an abundance of historic character, off road parking and a long, secluded garden.
The property briefly comprises a lounge, dining room, kitchen, cloakroom, conservatory, two double bedrooms and a bathroom, as well as areas of hall, lobby and landing.
To the front, the garden is laid mainly to patio. The rear garden is laid mainly to lawn and is particularly long with off road parking. The property is within close proximity to the Linear Park Cycle Path as well as Oldfield Park Junior School.
There are gyms of various sizes in the area, as well as the shops and cafés of Moorland Road, and there are restaurants nearby such as The Moorfields amongst others.
The Oldfield Park Train Station is a short distance away, and there are numerous bus routes. The property offers good access to the city centre, the Universities and Bristol beyond.
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Lobby:
UPVC part double glazed door to front aspect, UPVD double glazed window over, Dado rail, ornamental ceiling.

Entrance Hall:
Glazed door to front aspect, window over, electric heater, fuse box, electric meter, ornamental ceiling, stairs rising to first floor landing.

Cloakroom:
Part glazed door to side aspect, panelling, floor tiles, WC.

Lounge: 3.5m x 3.49m
2x Double glazed windows to front aspect, electric heater, ornamental ceiling, pleasant aspect towards street.

Dining Room: 3.77m x 3.59m
Double glazed window to rear aspect, electric heater, understairs cupboard.

Kitchen: 3.67m MAX x 2.19m MAX
Part glazed door to side aspect, double glazed window to side aspect, double glazed window to rear aspect, range of base and wall mounted units, single drainer stainless steel sink unit, plumbing for washing machine, tiled splashbacks.

Conservatory:
Part glazed door to rear aspect, windows to rear aspect, pleasant garden aspect.

First Floor Landing:
Loft access, built in cupboard, period style doors to all rooms.

Bedroom: 4.57m x 3.53m
2x Double glazed windows to front aspect, electric heater, pleasant aspect towards street.

Bedroom: 3.56m x 2.9m
Double glazed window to rear aspect, electric heater, pleasant garden aspect.

Bathroom:
Double glazed window to rear aspect, pedestal wash basin, panelled bath, WC, towel rail, boiler.

Parking:
Off road parking to rear.

Front Garden:
Laid mainly to patio, spectacular panoramic views.

Rear Garden:
Long garden laid mainly to lawn with flower beds and shrubs.

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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46 Claude Avenue,
Bath,
BA2 1AG.

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

01225 463006

sales@ahea.co.uk

@at_home_bath

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

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