



£575,000

Council Tax Band: D

Energy Efficiency Rating: TBC

Newbridge Road, Bath, BA1 3HJ

An excellent opportunity has arisen to purchase this stunning three bed roomed semi detached family home situated in Newbridge. The property has been upgraded to a very high standard and dates from the mid 1930s. The benefits include gas heating, double glazing and garden office. An early viewing is advised.





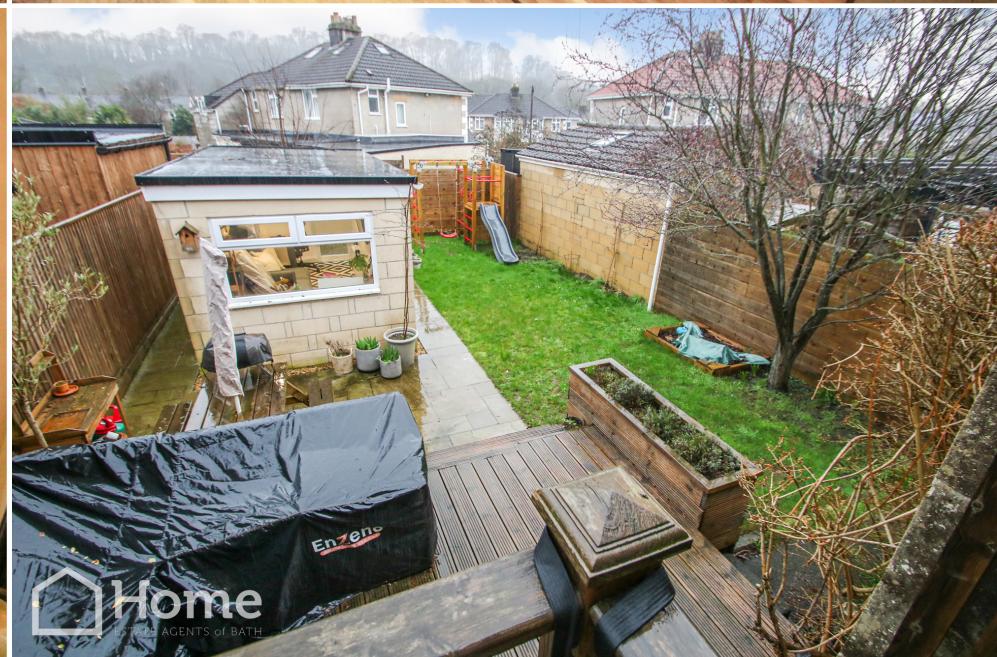
 **Home**
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An excellent opportunity has arisen to purchase this stunning 1930's, three bedrooomed semi detached property situated in Newbridge and upgraded to a very high standard. The benefits include gas heating, double glazed, an abundance of historic character, spectacular views and a very useful garden office. The property briefly comprises a porch, hall, kitchen/dining room, lounge, cloakroom, landing, three bedrooms and a bathroom. Externally, the front garden is laid mainly to lawn with flower beds and shrubs.

The rear garden has a wonderful decked area leading to a well proportioned lawn. The garden office building has double glazed doors and windows and is a very useful addition.

With a great selection of local shops and cafés in the area, Newbridge is a highly sought after location. There are a variety of good schools in the locality, including Newbridge Primary and Weston All Saints. The property is well located for various new gyms as well as the Linear Park Cycle Path. Newton Farm Shop is just a short drive away.

The property offers excellent access to the city centre, the Universities and Bristol beyond.

Early viewings are strongly advised. Please call 01225 463006 to arrange an internal inspection.

Entrance Porch:

UPVC part double glazed door to front aspect, UPVC double glazed windows to front and side aspects.

Entrance Hall:

Period style part glazed wooden door to front aspect, window to front aspect, radiator, understairs cupboard containing fuse box and electric meter, LVT flooring, ornamental banister, stairs rising to first floor landing.

Cloakroom:

UPVC double glazed window to side aspect, wash basin, ornamental tiles, WC, LVT flooring.

Lounge: 4.40m x 4.07m

UPVC double glazed bay window to front aspect, radiator, fireplace surround, built in cupboard, period style door, ceiling cornice, pleasant garden aspect.

Kitchen/Dining Room: 6.01m

MAX x 5.14m MAX

UPVC double glazed bifold doors to rear aspect, UPVC part double glazed door to side aspect, windows to rear and side aspects, underfloor heating, range of base and wall mounted units, 1½ bowl stainless single

drainer sink unit with mixer tap, integrated electric hob, cooker, integrated cooker hood, Bosch dishwasher, washing machine, dryer, wooden worktops, subway tiled splash backs, further built in cupboards, floor tiles, pleasant garden aspect, spectacular panoramic views.

First Floor Landing:

UPVC double glazed window to side aspect, ornamental banister, loft access, period style doors to all rooms.

Bedroom: 4.47m x 3.64m

UPVC double glazed bay window to front aspect, radiator, period style fireplace, ceiling cornice, spectacular panoramic views.

Bedroom: 4.23m x 3.34m

UPVC double glazed window to rear aspect, radiator, built in cupboards, ceiling cornice, spectacular panoramic views.

Bedroom: 2.58m x 2.19m

UPVC double glazed bay window to front aspect, radiator, spectacular panoramic views.

Bathroom:

2x UPVC double glazed windows to side aspect, wash basin within vanity unit, panelled bath with

shower attachment, WC, shower cubicle, heated towel rail, floor tiles, wall tiles.

Front Garden:

Laid mainly to lawn with flower beds and shrubs.

Rear Garden:

Laid mainly to lawn and patio. Areas of decking leading to cellar area. Gas meter. Flower beds and shrubs. Rear and side pedestrian access.

Garden Office: 4.82m x 2.19m

UPVC double glazed door to rear aspect, UPVC double glazed door to side aspect, UPVC double glazed window to front aspect, LVT flooring, pleasant garden aspect.

For further details or to arrange an internal inspection, please contact us on 01225 463006 or email us on sales@ahea.co.uk

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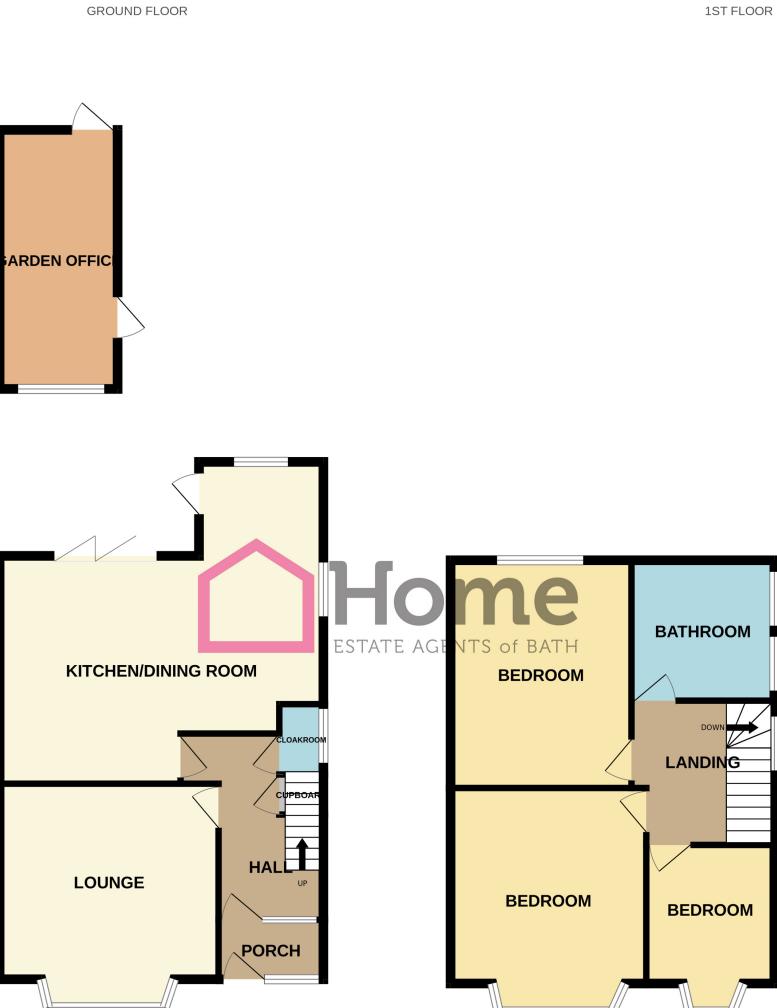
Call now, visit us in
branch or go online
to book your
viewing.

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The 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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Please note that these particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must verify their accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and planning/building regulation consents. All dimensions are approximate and quoted for guidance only. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. A801