



£315,000

Council Tax Band: B

Energy Efficiency Rating: TBC

North View Close, Bath. BA2 1EH.

Home Estate Agents of Bath are favoured with the instructions to market this solid, stone built, 3 bedroomed family home situated in a popular and elevated location, enjoying some stunning and far reaching views. This 3 bedroomed semi detached home enjoys a south facing rear garden, gas central heating and double glazing throughout. Please call 01225 463006 to arrange an internal inspection.



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This 3 bedroomed semi detached home enjoys a south facing rear garden, gas central heating and double glazing throughout. The accommodation briefly comprises:- entrance hall, 'L' shaped lounge/diner, kitchen/breakfast room, 3 upstairs bedrooms (2 double and 1 single) together with the house bathroom.

Outside, there are pretty gardens to the front with an abundance of colour, side access to south facing rear gardens with mature shrubs and fruit tree.

An early inspection is highly recommended.

Phone 01225 463006 to arrange an internal inspection.

Entrance Hall:

Entered via double glazed front door, quarry tiled flooring, stairs rising to first floor landing, fitted coats cupboards, radiator, cupboard housing Worcester gas boiler, with double glazed window to side aspect.

Lounge/Diner: 5.25m x 3.70m

Double aspect room with double glazed windows to front and rear, TV point, radiator, picture rails, fireplace (currently not in use).

Kitchen: 3.23m x 2.98m

Single drainer stainless steel sink unit with range of base level and wall units, gas and electric cooker point, plumbing for washing machine, space for fridge/freezer, radiator, double glazed window to rear aspect, double glazed door to side aspect.

First Floor Landing:

Wooden flooring, double glazed window to front aspect, enjoying far reaching views, doors to:-

Bedroom: 3.71m x 3.03m

Double glazed window to rear aspect, picture rails, wooden flooring, radiator, small cupboard.

Bedroom: 3.26m x 3.00m

Double glazed window to rear aspect, radiator, modern flooring.

Bedroom: 2.63m x 2.12m

Double glazed window to front aspect, again enjoying far reaching views, radiator.

Bathroom:

White suite of panelled bath with mixer tap and shower attachment, further electric shower, low flush WC, wash hand basin, tiled walls, extractor fan, double glazed window to side aspect, chrome towel radiator, airing cupboard.

Front Garden:

Gate with wooden archway and steps to front door, front garden laid to lawn, shrubs and retaining hedging, side access to:-

Rear Garden:

South facing rear garden with steps up to lawned area with flower borders, shrubs, fruit tree, timber fencing and mature hedging to one side. Outside tap.

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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21 North View Close,
Bath,
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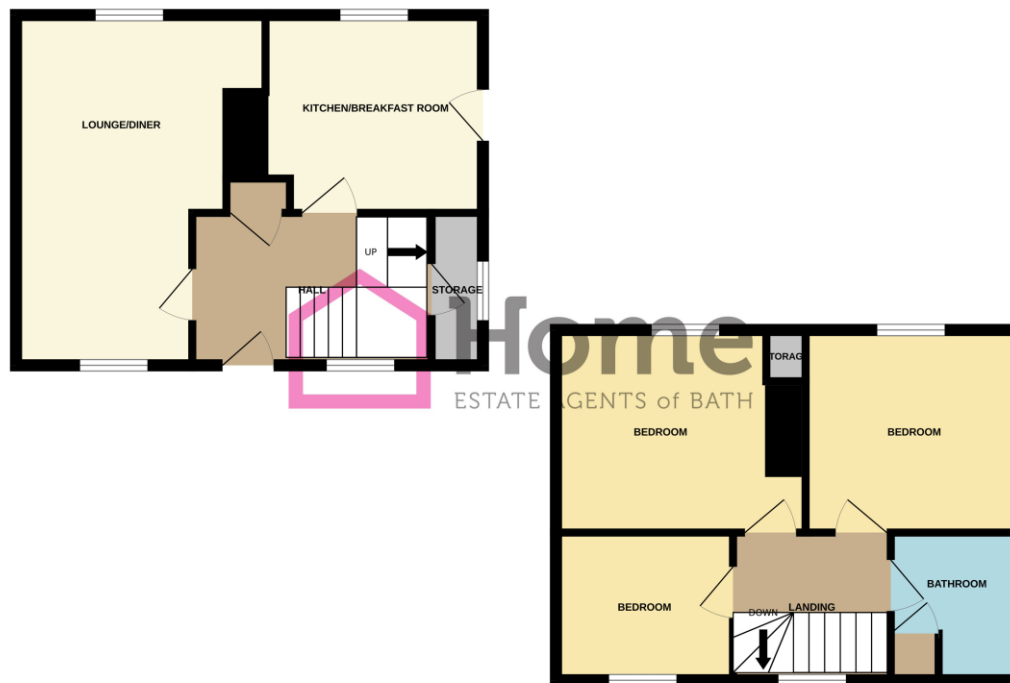
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GROUND FLOOR

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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