



£435,000

Council Tax Band: B

Energy Efficiency Rating: C

Innox Road, Bath, BA2 1EG.

An excellent opportunity has arisen to purchase this extended and upgraded stone built three double bedroom semi detached property in a highly sought after location. The benefits include gas heating, double glazing and spectacular views.

An early inspection is highly recommended. Phone 01225 463006 to arrange an internal inspection.



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The property briefly comprises a hall, lounge, kitchen/dining room, cloakroom and separate utility cupboard whilst upstairs the landing leads to three well proportioned double bedrooms and a bathroom.

Externally, there is a meticulously landscaped useable front garden with a private driveway for several cars.

The rear garden is laid mainly to patio with a remarkable outdoor room, secure garden building and even a shower.

Probably constructed in the late 1930s, the property is just off The Hollow and extremely well situated. The shops and cafés of Moorland Road are in very close proximity. There are various new gyms nearby as well as a Costa Coffee. Bath City Farm is within easy reach. The property offers good access to the city centre, the Universities and Bristol beyond.

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Hall:

UPVC part double glazed door with window over, radiator, electric meter, fuse box, stairs rising to first floor landing.

Lounge: 4.33m MAX x 4.09m MAX

UPVC double glazed window to front aspect, radiator, multifuel wood burning stove, picture rail, panoramic views.

Kitchen/Dining Room: 5.62m MAX x 4.24m MAX

UPVC double glazed door to side aspect, UPVC double glazed window to side aspect, UPVC double glazed window to rear aspect, radiator, heated towel rail, range of base and wall mounted units, 1 ½ bowl stainless steel sink with mixer tap, wooden worktops, integrated gas hob, double electric cookers, integrated cooker hood, fridge, freezer, dishwasher, built in larder, utility cupboard with plumbing for washing machine, Worcester gas boiler, floor tiles.

Cloakroom:

Wash basin, heated towel rail, WC, ornamental floor tiles.

First Floor Landing:

UPVC double glazed window to side aspect, loft access, ornamental banister, spectacular panoramic views towards Lansdown Crescent and the Northern Slopes.

Bedroom: 5.28m MAX x 3.08m MAX

UPVC double glazed window to rear aspect, radiator, fitted cupboards, integrated climate control, views.

Bedroom: 3.4m MAX x 3.36m MAX

UPVC double glazed window to front aspect, radiator, period style fireplace, built in cupboard, picture rail, panoramic views towards Lansdown Crescent, Northern Slopes and Bathwick.

Bedroom: 3.34m MAX x 3.06m MAX

UPVC double glazed window to rear aspect, ornamental radiator, period style fireplace,

built in cupboards, picture rail, views.

Bathroom:

UPVC double glazed window to front aspect, pedestal wash basin, panelled bath with shower attachment over, WC, heated towel rail, fully tiled walls.

Parking:

Private driveway for several cars.

Front Garden:

Laid mainly to landscaping with artificial grass, trees and shrubs, spectacular views.

Rear Garden:

Laid mainly to patio with large covered outdoor room for entertaining, built in storage cupboards, secure garden building with electrical connection, outdoor shower, side 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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BA2 1EG

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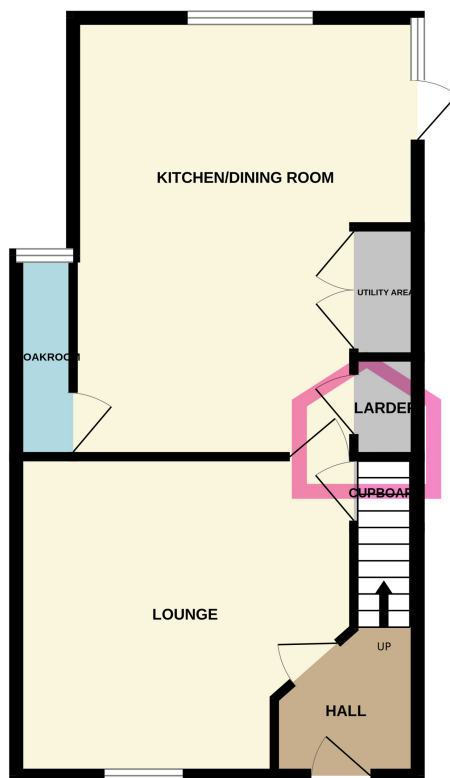
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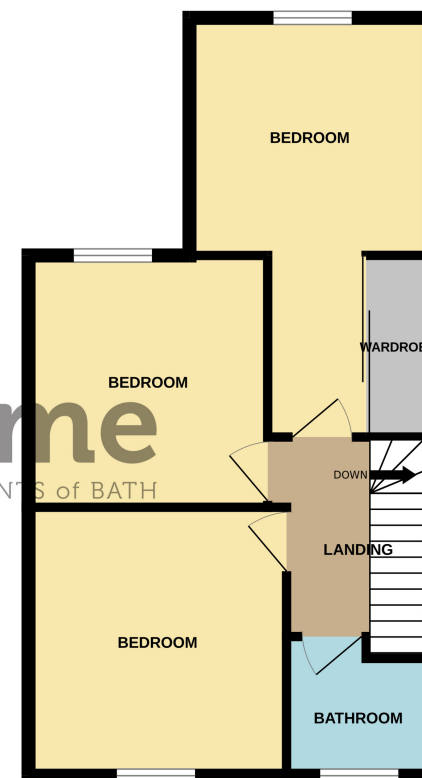
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GROUND FLOOR



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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