



£285,000

Council Tax Band: B

Energy Efficiency Rating: C

Clyde Gardens, Bath. BA2 1DG.

An excellent opportunity has arisen to purchase this stunning modern two double bedroom property situated in a highly sought after cul de sac location. The benefits include gas heating, double glazing and a very useful garage. Early viewings are advised. Please call 01225 463006 to arrange an internal inspection.





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The property briefly comprises a porch, hall, kitchen, lounge/dining room, as well as a landing, two double bedrooms and a bathroom.

Externally, there is a low maintenance garden to the front. The rear garden is laid mainly to lawn with a patio area and is very secluded.

There is a private parking space as well as a garage in a secure block.

The shops and cafés of Moorland Road are within easy reach as well as a selection of new gyms. There is a Costa Coffee within very close proximity.

There is an abundance of good schools nearby.

The property offers good access to the city centre, the Universities and Bristol beyond. Early viewings strongly advised. Please call 01225 463006 to arrange an internal inspection.

Entrance Porch:

Wooden door to side aspect, double glazed window to side aspect, double glazed window to front aspect, built in shelving, electric meter and fuse box.

Entrance Hall:

Glazed door to front aspect, radiator, built in cupboard, laminate flooring.

Lounge/Dining Room: 5.1m MAX x 3.96m MAX

UPVC double glazed door to rear aspect, UPVC double glazed window to rear aspect, 2x radiators, laminate flooring, stairs rising to first floor landing, pleasant garden aspect.

Kitchen: 2.99m MAX x 2.68m MAX

UPVC double glazed window to front aspect, range of base and wall mounted units, single drainer stainless steel sink with mixer tap, integrated electric hob, cooker, integrated cooker hood, dishwasher, plumbing for washing machine, tiled

splashbacks, Vaillant gas boiler, pleasant aspect to street.

First Floor Landing:

Loft access, doors to all rooms.

Bedroom: 3.94m x 2.68m

UPVC double glazed window to front aspect, radiator, spectacular views towards Lansdown.

Bedroom: 3.96m MAX x 2.96m MAX

UPVC double glazed window to rear aspect, radiator, built in cupboard, spectacular panoramic views.

Bathroom:

Pedestal wash basin, panelled bath with Mira electric shower over, WC, radiator, built in cupboard, fully tiled walls.

Garage/Parking:

Private parking space, garage within block.

Front Garden:

Laid mainly to low maintenance landscaping, gas meter.

Rear Garden:

Laid mainly to lawn with patio area, flower beds and shrubs, rear pedestrian access.

Agents Notes:

Tenure: Leasehold

Length Of Lease:

Remainder of 999 Year lease

Ground rent: £12 per annum/£6 per 6 months.

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

www.ahaea.co.uk

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10 Clyde Gardens,
Bath,
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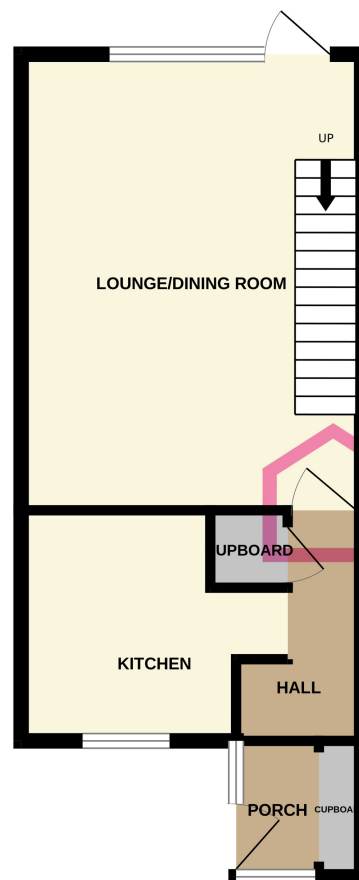
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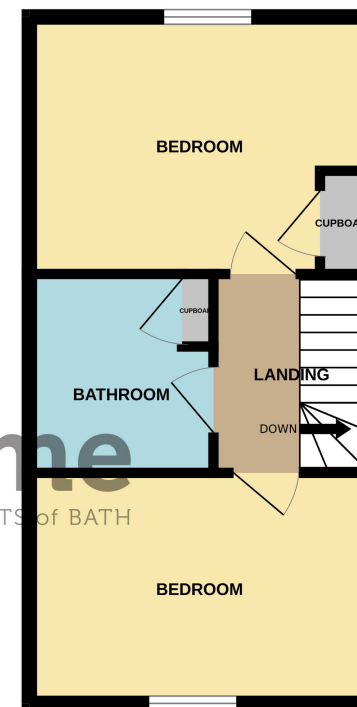
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13 Moorland Road,
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GROUND FLOOR



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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