



£400,000

Council Tax Band: C

Energy Efficiency Rating: D

Dorset Street, Bath, BA2 3RA

An excellent opportunity has arisen to purchase this stunning two double bedroom period property in a highly sought after cul de sac location and upgraded to an exceptional standard by the current owners, believed to date from the 1880s. Early viewings are advised. Please call 01225 463006 to arrange an internal inspection.



An excellent opportunity has arisen to purchase this stunning two double bedroom period property in a highly sought after cul de sac location, upgraded to an exceptional standard by the current owners and believed to date from the 1880s.

The benefits include gas heating, double glazing and an abundance of historic character.

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

Externally, the property has a landscaped front garden with a very useful storage unit. The rear garden is very secluded and is laid mainly to patio with mature trees and shrubs.

It should be noted that there are solar panels fitted as well as a useful large cellar.

The property is superbly located for the many shops and cafés of Moorland Road.

There are a selection of good schools within very easy reach as well as an assortment of gyms.

Oldfield Park Train Station is within very close proximity.

The property offers very good access to the City Centre, the Universities and Bristol beyond.

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Entrance Lobby:

Wooden part glazed door to front aspect, window over, period style panelling, electricity meter and fuse box.

Entrance Hall:

Wooden part glazed door to front aspect, built in understairs cupboard with access to large cellar.

Lounge: 3.66m x 3.6m

UPVC double glazed window to front aspect, real flame gas fire with back boiler, wooden panelling, stripped wooden floorboards, pleasant aspect towards street.

Dining Room: 4.69m x 3.62m

Radiator, wooden panelling, stripped wooden floorboards.

Kitchen: 4.65m x 2.95m

UPVC double glazed patio doors to rear aspect, UPVC double glazed window to rear aspect, radiator, range of base and wall mounted units, single drainer stainless steel sink unit with mixer tap, plumbing for dishwasher, plumbing for washing machine, tiled splashbacks, laminate flooring, pleasant garden aspect.

Bathroom:

UPVC double glazed window to side aspect, wash basin within vanity unit, panelled jacuzzi bath with shower over, WC, heated towel rail, wall tiles, floors tiles.

First Floor Landing:

Period style panelling, loft access.

Bedroom: 4.35m x 3.72m

UPVC double glazed windows to front aspect, radiator, built in cupboards, pleasant aspect towards street, views towards Beckford's Tower.

Bedroom: 3.62m x 3.58m

UPVC double glazed window to rear aspect, radiator, built in cupboards, period style panelling and shelving, panoramic views towards Royal Crescent and Bloomfield Crescent.

Front Garden:

Laid mainly to landscaping with outdoor storage unit.

Rear Garden:

Laid mainly to patio with landscaping and mature trees and shrubs, as well as a shed.

Views towards the Northern Slopes. Rear 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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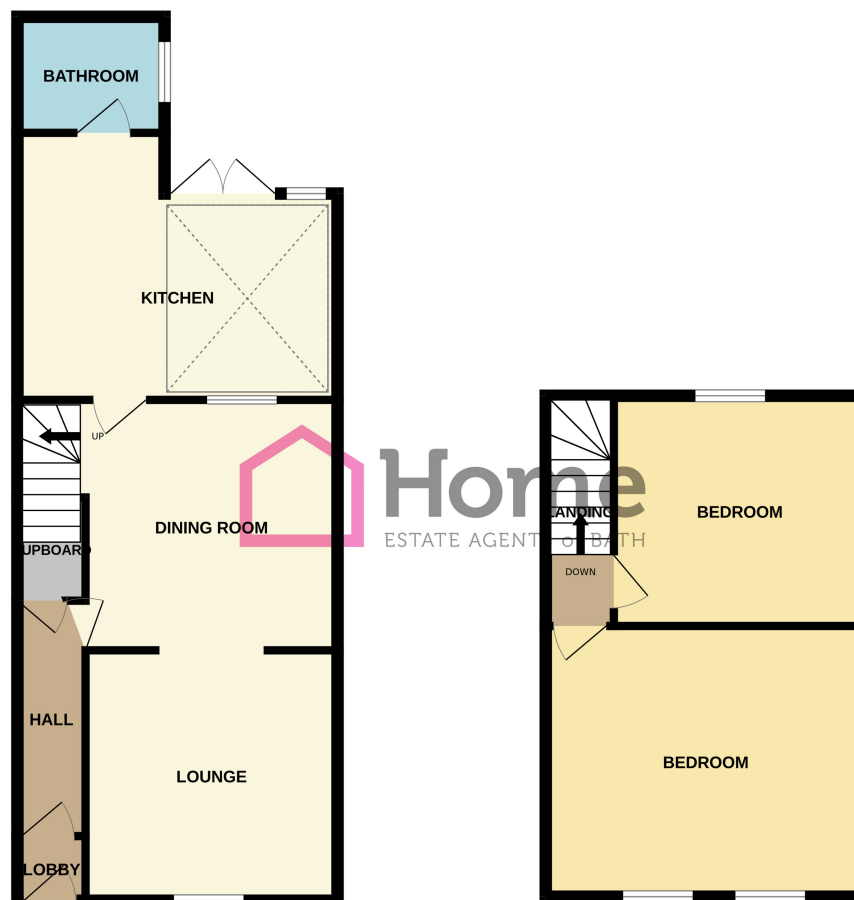
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GROUND FLOOR

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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