



£475,000

Council Tax Band: C

Energy Efficiency Rating: D

South Avenue, Bath, BA2 3PZ

Home Estate Agents are favoured with the instructions to market this spacious 3 bedrooomed period property set in an elevated position within Oldfield Park. The property enjoys gas central heating, double glazing, bathroom plus shower room, south facing rear gardens, larger than average garage and no onward chain. Early viewings are advised. Call 01225 463006 to arrange an inspection.



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The spacious family sized accommodation briefly comprises: - entrance hall, sitting room, dining room, fitted kitchen, lobby, bathroom, 3 bedrooms, shower room, gardens to front and rear and detached garage.

The property is ideally located equidistant from Oldfield Park Infant and Junior schools, with Hayesfield and Beechen Cliff nearby. Oldfield Park offers an assortment of shops, eateries, chemist, butcher, library and doctor's surgeries. Early viewings are advised. Please call 01225 463006 to arrange an internal inspection.

Entrance Hall:

Entered via replacement front door, coved cornices, double panelled radiator, meter cupboard and consumer cupboard, stairs rising to first floor landing, period door to: -

Dining Room: 3.93m x 3.91m

Stripped floorboards, understairs cupboards, period style radiator, double glazed window to rear aspect, doorway to kitchen, squared access to:-

Sitting Room: 3.40m x 3.61m

Double glazed bay window to front aspect, attractive stone fireplace with matching hearth, period radiator, TV point, coved cornices.

Kitchen: 3.09m x 2.39m

Modern fitted kitchen with range of high gloss base level cupboards and drawers, 'Franke' 1½ bowl stainless steel sink unit with mixer tap over, plumbing for washing machine, fitted 'Belling' range with glass splashback, fitted work surfaces, space for fridge/freezer, LED downlights, double glazed window to side aspect.

Inner Lobby:

Matching floor to ceiling pantry cupboard, double glazed door to rear and white panelled door to:-

Bathroom:

White suite of panelled bath with mixer shower over, wash hand basin with mono tap and unit below, low flush WC, tiled splashbacks, chrome towel radiator, fitted mirror and wall mounted cupboard, extractor fan, double glazed window to rear aspect with fitted shutters.

First Floor Landing:

Fitted cupboard with top box, access to loft with gas combi boiler, white panelled doors to: -

Bedroom: 4.09m x 3.40m

Spacious main bedroom with range of fitted wardrobes, 2 double glazed windows to front aspect, double panelled radiator, laminated flooring.

Bedroom: 3.15m x 2.49m

Double glazed window to rear aspect, double panelled radiator.

Bedroom: 3.00m x 2.53m

Double glazed window to rear aspect, double panelled radiator.

Shower Room:

Modern shower room with walk in shower cubicle with electric shower, extractor fan, low flush WC, wash hand basin with vanity unit below, recessed LED ceiling lights, white towel radiator, tiled walls.

Garage:

Large, detached garage (6.24m x 4.38m), accessed from service road via electric roller door, fitted power and lighting, window to rear & side aspect and door to rear.

Front Garden:

Retaining front wall with steps to front door, mature and established front garden with shrubs, hedging and bushes.

Rear Garden:

Steps up to patio area, mature borders, trailing vine and shrubs, further vegetable garden area, path and steps to garage.

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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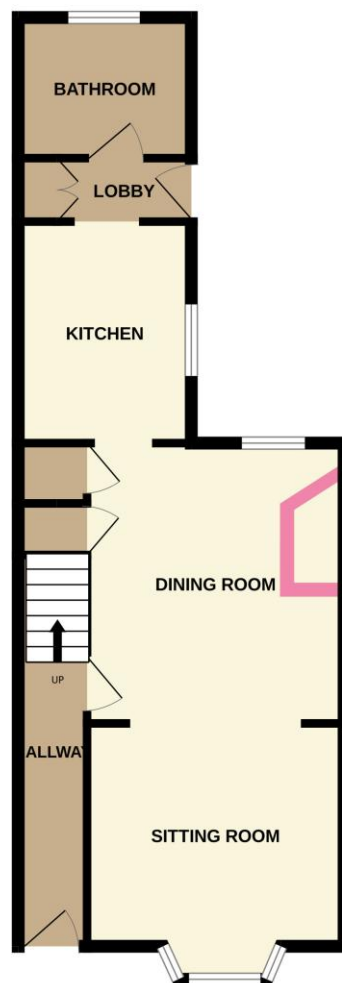
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GROUND FLOOR



1ST FLOOR



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