



£320,000

Council Tax Band: C

Energy Efficiency Rating: C

Marsden Road, Bath, BA2 2LQ.

Home Estate Agents are pleased to offer this well maintained 3 bedroomed family home situated in a popular residential location close to local amenities and schooling. The benefits include gas heating, double glazing, cul-de-sac location, with parking on the road, garage and gardens to front and rear. An early inspection is advised to more fully appreciate the light and airy accommodation. Phone 01225 463006 to arrange an appointment.





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The open plan accommodation downstairs enjoys a fitted kitchen, 'L' shaped lounge/diner, small conservatory/utility room, 3 bedrooms and fitted bathroom. Outside, there is a low maintenance rear garden with raised decked area, ideal for 'al fresco' dining together with a single garage located close by. The property is ideally located being equidistant between amenities in Bear Flat and Oldfield Park, a Tesco convenience store is around the corner and bus services nearby.

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Entrance Porch:

Entered via double glazed front door, meter cupboard, outside light.

Lounge: 4.85m x 3.63m

Entered via double glazed front door with double glazed side panel. 'L' shaped open plan room with double glazed window to front aspect, laminated flooring, TV point, recessed lighting, central heating thermostat, stairs rising to first floor landing, telephone point, radiator.

Dining Area: 3.22m x 2.62m

With radiator, understairs recess, laminated flooring, downlights and double glazed sliding patio doors to conservatory/utility room.

Kitchen: 2.85m x 2.20m

Corner 1½ bowl sink drainer stainless steel unit with mixer tap over, range of base level and wall units, fitted work surfaces with tiled splashbacks, inset 4 ring gas hob unit with stainless steel extractor fan above, eye level electric double oven, integrated fridge/freezer, understairs cupboard, fitted pelmets with downlights, laminated flooring and double glazed window to rear aspect.

Utility Room/Conservatory: 4.94m x 0.95m

Worcester gas combi boiler, tiled flooring, outside light, double glazed sliding patio doors and double

glazed windows to rear aspect, fitted power.

First Floor Landing:

Access to loft, downlights, fitted storage cupboard, laminated flooring, radiator, doors to:-

Bedroom One: 3.55m x 2.76m

Double glazed window to front aspect, radiator, laminated flooring, range of mirror fronted wardrobes and bedside cabinets.

Bedroom Two: 2.96m x 2.75m

Double glazed, floor to ceiling window to rear aspect, laminated flooring, radiator, double fitted wardrobe.

Bedroom Three: 2.60m x 1.97m

Double glazed window to front aspect, radiator, laminated flooring.

Bathroom:

White suite of panelled bath with mixer shower and shower screen, low flush W.C with concealed cistern, inset wash hand basin with mixer tap and fitted cupboards below, fitted mirror with further cabinets, downlights, double glazed window to rear aspect, tiled flooring and splashbacks.

Garage:

Single enbloc garage located close by with ample parking within the close.

Front Garden:

Front garden laid to decking and flower beds, mature shrubs and tree.

Rear Garden:

Low maintenance gardens again laid to full width decked area with steps down to patio, raised ornamental pond, walls and fencing to 3 sides, gate to rear, outside tap and under decking storage area.

Agent's Note:

Tenure: Leasehold

Lease Length: 999 years from 1973

Ground Rent: £15 per annum

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

£329,950

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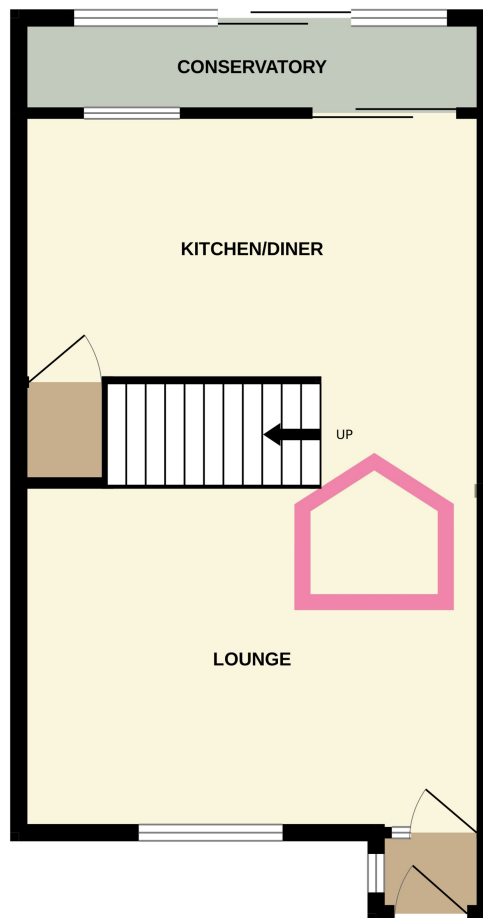
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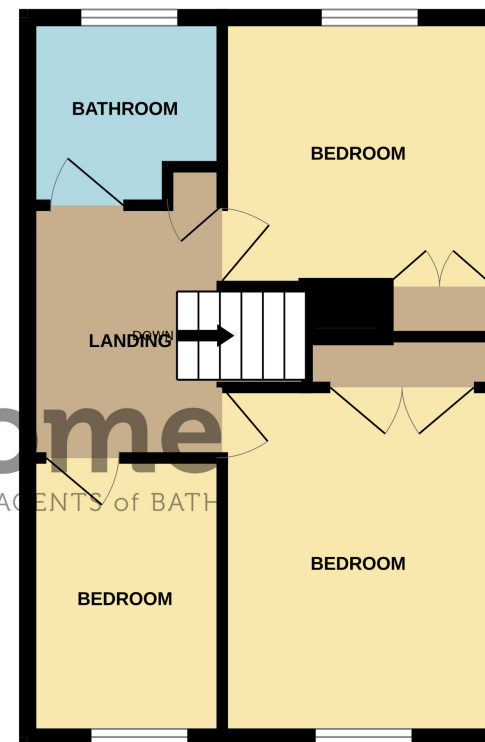
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GROUND FLOOR



1ST FLOOR



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Please note that these particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must verify their accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and planning/ building regulation consents. All dimensions are approximate and quoted for guidance only. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. A801