

£290,000

Council Tax Band: A
Energy Efficiency Rating: D

Shaws Way, Bath, BA2 1QQ.

An excellent opportunity has arisen to purchase this spacious three bedroomed semi detached property situated in a sought after location and believed to date from the 1950s. The benefits include gas heating, double glazing and spectacular panoramic views. No onward chain.
Early viewings are advised. Please call 01225 463006 to arrange an internal inspection.









An excellent opportunity has arisen to purchase this spacious three bedroomed semi detached family home, situated in a highly sought after location, believed to date from the 1950s.
The benefits include gas heating, double glazing and spectacular panoramic views to the rear.
The property briefly comprises entrance hall, lounge, kitchen/dining room, three bedrooms and bathroom.
Externally, the front garden is laid to lawn with spacious rear gardens, again laid to lawn and patio with useful concrete store. There is potential for off road parking/garage to the rear, subject to gaining the necessary consents.
There are good local shops and schooling, located close by as well as M & S Foodhall, Costa Coffee and local gyms. There is a good local bus service, giving great access to the city, local universities and beyond.
An early inspection is essential. Phone 01225 463006 to arrange an internal inspection of this 'no onward chain' property.

Entrance Hall:
Entered via replacement front door, stairs rising to first floor landing, laminated flooring, meter cupboard and consumer unit, radiator, understairs recess, white panelled door to kitchen and white panelled door to:-

Lounge: 4.07m x 3.42m
Double glazed picture window to front aspect, stone fireplace with hearth and mantlepiece, 2x radiators.

Kitchen/Dining Room: 5.98m x 2.58m
1½ bowl single drainer stainless steel sink unit with mixer tap over, modern range of base level cupboards and drawers with matching wall units, inset gas hob, electric double oven and extractor fan above, fitted work surfaces, plumbing for washing machine, tiled splashbacks, laminated flooring, double glazed window and door to rear:

Dining Area:
Double glazed windows to rear and side aspect, Worcester gas boiler, radiator, laminated flooring.

First Floor Landing:
Access to loft, white panelled doors to:-

Bedroom: 3.42m x 3.31m
Double glazed window to front aspect, radiator, airing cupboard with hot water tank.

Bedroom: 4.05m MAX x 2.62m
Double glazed window to rear aspect, enjoying, stunning far reaching views, radiator.

Bedroom: 2.46m x 2.67m
Good sized 3rd bedroom with double glazed window to front aspect, radiator.

Parking:
There is ample parking within the road.

Front Garden:
Open plan front garden, laid to lawn with path to front door.

Rear Garden:
Gated side access to good sized rear garden, laid to lawn, with patio area, path to rear giving gated rear access, close boarded timber fencing, solid block outside store with power and light, further outside lighting.

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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22 Shaws Way,
Bath,
BA2 1QQ.

Call now, visit us in branch or go online to book your viewing.

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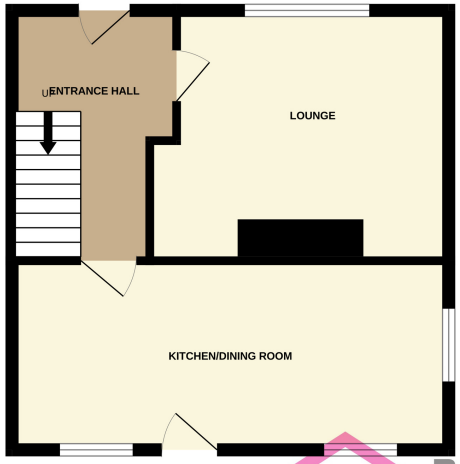
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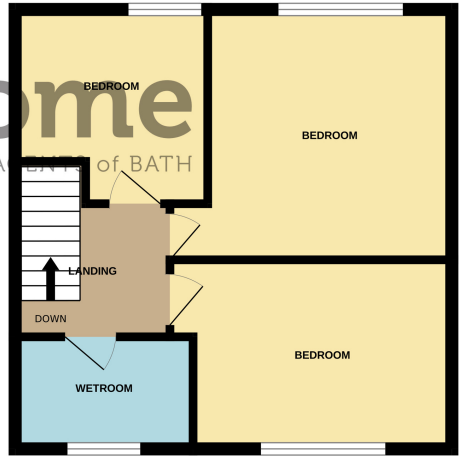
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Home
ESTATE AGENTS of BATH

GROUND FLOOR



1ST FLOOR



22 SHAWS WAY, BATH. BA2 1QQ

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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