

 Home  
ESTATE AGENTS OF BATH  
**For Sale**  
01225 463006 www.ahea.co.uk



 Home  
ESTATE AGENTS OF BATH

Offers in excess of:

**£300,000**

Council Tax Band: B

Energy Efficiency Rating: C

## Roundhill Park, Bath. BA2 1NL.

Home Estate Agents are favoured with the instructions to market this well presented, 2 double bed roomed semi detached, stone property situated within this popular residential area, overlooking 'The Green.' The benefits include, gas heating, double glazing, off road parking and no onward chain.

An early inspection is highly recommended. Please call 01225 463006 to arrange an internal inspection.



 Home  
ESTATE AGENTS OF BATH



Home Estate Agents are favoured with the instructions to market this well presented, 2 double bed roomed, semi detached stone property situated within this popular residential area, overlooking 'The Green.' The spacious accommodation briefly comprises: entrance hall, dual aspect lounge, kitchen/diner with modern units, 2 double bedrooms and upgraded bathroom. Outside, there are level gardens to front and rear, with off road parking for at least one car. The benefits include gas central heating, double glazing, good decorative order throughout and no onward chain. An early inspection is highly recommended. Please call 01225 463006 to arrange an internal inspection.

**Entrance Hall:**

Entered via glazed front door, stairs rising to first floor landing, radiator, fuse cupboard, coat hanging area, door to:-

**Lounge: 4.13m x 4.12m**

Fireplace with surround (currently not in use), double glazed windows to front and side aspects, double panelled radiator, recessed lighting, fitted shelving, telephone point and TV point, door to:-

**Kitchen: 2.77m x 2.15m**

Modern fitted kitchen with range of base level and wall units, fitted work surfaces, gas cooker point, Worcester gas combi boiler, double glazed window to rear aspect, plumbing for washing machine, recessed lighting, radiator, space for fridge/freezer, understairs cupboards and further storage cupboard, replacement double glazed door to rear garden.

**First Floor Landing:**

Double glazed window to side aspect, balustrade, access to loft, doors to:-

**Bedroom: 4.13m x 3.19m**

Double glazed window to front aspect, radiator, fitted cupboards, views over 'Green.'

**Bedroom: 3.23m x 2.69m**

Double glazed window to rear aspect, radiator, views over rear gardens.

**Bathroom: 2.02m x 2.00m**

White suite of panelled bath with mixer shower and mixer taps, wash hand basin, low flush WC, chrome towel radiator, recessed lighting, extractor fan, double glazed window to side aspect.

**Parking:**

Off road parking for one car, possibly 2 small cars.

**Front Garden:**

Laid to lawn with retained fence, gated side access to rear garden.

**Rear Garden:**

Level rear garden, laid to lawn with patio area, path and timber store.

*For further details or to arrange an internal inspection, please contact us on 01225 463006 or email us on [sales@ahea.co.uk](mailto:sales@ahea.co.uk)*

[www.ahea.co.uk](http://www.ahea.co.uk)

Offers in excess of:

£300,000

40 Roundhill Park,  
Bath,  
BA2 1NL.

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

01225 463006

sales@ahea.co.uk

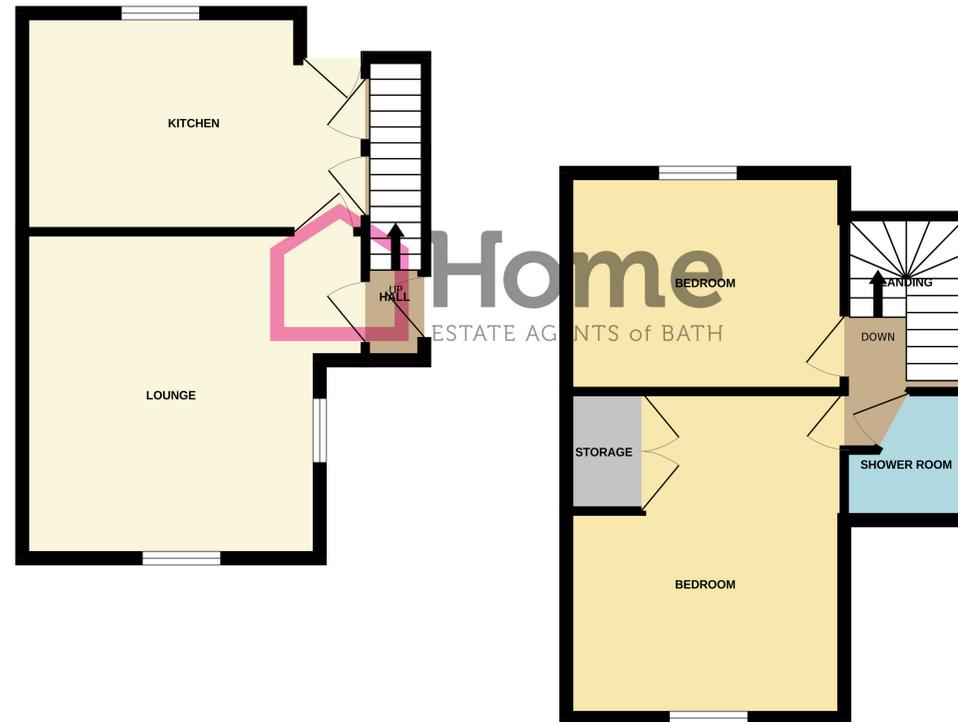
@at\_home\_bath

@Home Estate Agents  
13 Moorland Road,  
Bath, BA2 3PL



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.  
Made with Metropix ©2025

**DISCLAIMER**

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