



£357,500

## Coronation Avenue, Bath. BA2 2JS.

An excellent opportunity has arisen to purchase this substantial, two-bedroomed, stone-built, terraced property situated in a highly sought after residential area giving easy access to the city centre. The benefits include an abundance of period character, gas heating, as well as a superb level garden with a garage to the rear.

Energy Efficiency Rating: D



An excellent opportunity has arisen to purchase this substantial, two-bedroomed, stone-built, terraced property situated in a highly sought after residential area giving easy access to the city centre. The benefits include an abundance of period character, gas heating, as well as a superb level garden with a garage to the rear. The property briefly comprises of lounge, dining room, kitchen, two double bedrooms and a bathroom. The garden to the front has been landscaped as a patio with views towards the city. The rear garden is laid mainly to lawn and leads to the garage which has an electrical connection and insulation so that it can be used as a home office. The property is well located for the Oldfield Park train station as well as numerous transport links to the Moorland Road shops, local schooling, the city centre and beyond. Early viewing is highly advised.

#### **Entrance Porch**

Partly double-glazed door to front aspect, period style ceiling cornices.

#### **Entrance Hall**

Radiator, period style ceiling cornices, fuse box and electric meter, stairs rising to first floor landing.

#### **Lounge: 3.43m x 3.26m**

Double glazed bay window to front aspect, ornamental radiator, period style ceiling cornices.

#### **Dining Room: 3.75m x 3.46m**

Double glazed window to rear aspect, radiator, laminate flooring, understairs cupboard, views to rear.

#### **Kitchen: 2.44m x 3.21m**

Double glazed door to side aspect, 2 single windows to side aspect, heated towel rail, range of base level and wall mounted units, stainless steel single drainer sink unit with mixer tap, integrated gas hob, integrated electric cooker hood, integrated fridge and freezer, integrated dishwasher, plumbing for washing machine.

#### **First Floor Landing**

Doors to all rooms, access to boarded and insulated loft.

#### **Bedroom One: 4.33m x 3.43m**

2 double glazed windows to front aspect, 2 radiators, phone point.

#### **Bedroom two: 3.78m x 2.59m**

Double glazed window to rear aspect, radiator.

#### **Bathroom**

Double glazed window to rear aspect, heated towel rail, panelled bath with tiled splashbacks, pedestal wash basin, shower cubicle with chrome mixer shower, WC, laminate flooring.

#### **Garage/Parking**

Solid construction garage with up and over door. Currently with insulation and electrical connection for use as an office as well. Concrete hard standing.

#### **Front Garden**

Landscaped patio area, spectacular views towards the northern slopes and the Crescent.

#### **Rear Garden**

Laid mainly to flat lawn with patio areas, flower beds and shrubs, rear pedestrian access, concrete wall and wooden fencing, pleasant views, very useful stone store building attached to the rear of the property with a window and electrical connection.

*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)*

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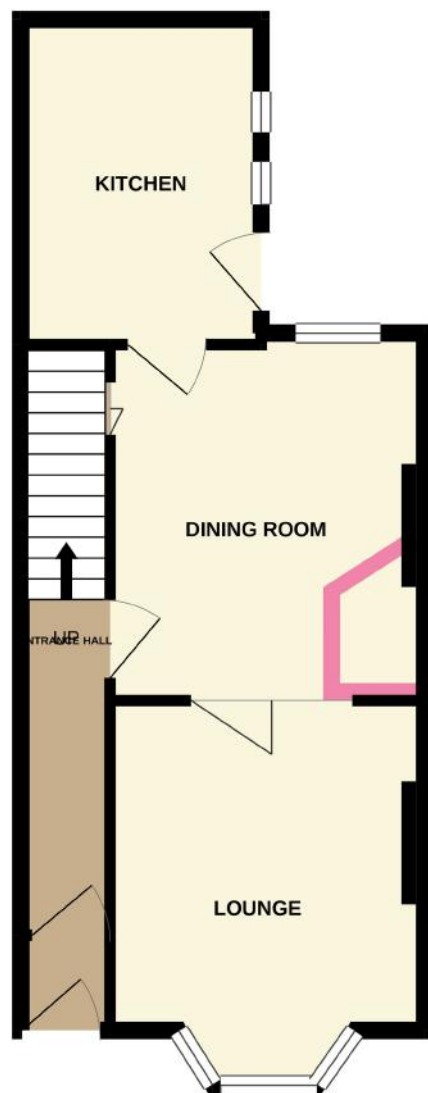
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GROUND FLOOR  
420 sq.ft. (39.0 sq.m.) approx.



1ST FLOOR  
413 sq.ft. (38.4 sq.m.) approx.



#### 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