

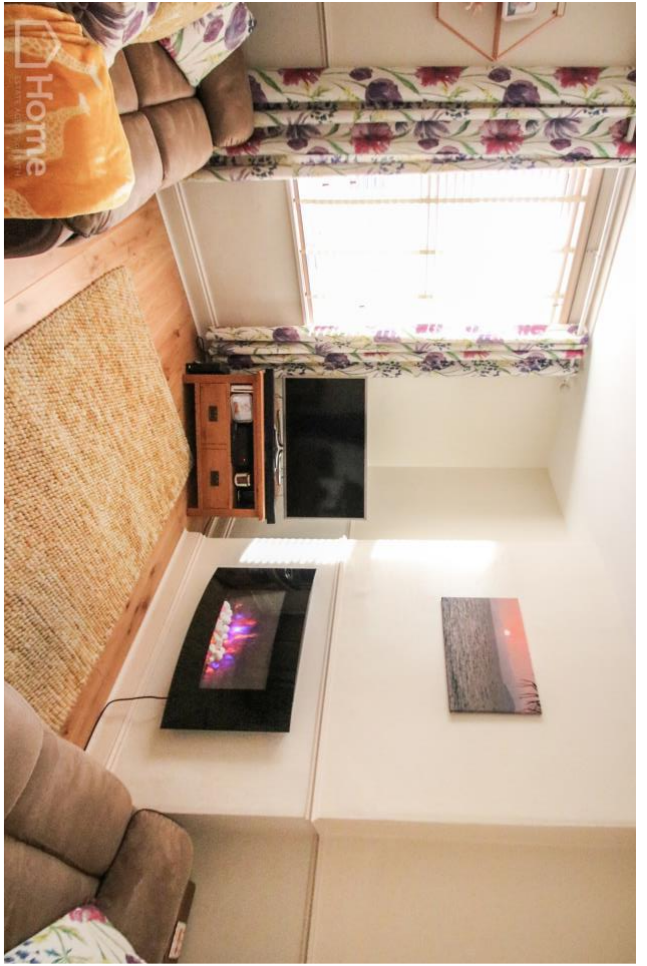


£325,000

## Shophouse Road, Bath. BA2 1EB.

An excellent opportunity has arisen to purchase this well proportioned and surprisingly spacious 3 bedroom period stone property situated in Twerton Village. The property is close to local amenities within Weston Lock with M&S Foodhall, Lidl and Costa closeby, together with easy access to the city centre and onward to Bristol.

Energy Efficiency Rating: D



An excellent opportunity has arisen to purchase this well-proportioned and surprisingly spacious 3 bedroomed period stone property situated in Twerton Village. The property is close to local amenities to include Costa, M&S Foodhall and Lidl, together with easy access to the city centre and onward to Bristol. The benefits include gas central heating, updates and well-appointed kitchen and shower room, three good sized bedrooms, oak flooring to the lounge and dining room with good sized gardens to the rear with a large raised decked area, timber shed and fitted large vegetable garden to the rear.

The family sized accommodation briefly comprises: Entrance hall, lounge, dining room, kitchen, lobby, shower room, 3 bedrooms with garden to front and rear. An early inspection is highly recommended. To arrange an internal appointment, please phone 01225 463006.

#### **Entrance Hall**

Entered via double glazed front door, wainscoting, meter cupboard, oak flooring, door to dining room with wooden panelled door:-

#### **Lounge: 3.47 x 3.19**

Oak flooring, double glazed window to front aspect, TV point, dado rail, wall mounted focal "living flame" electric fire, radiator.

#### **Dining Room: 4.28 x 3.71**

Oak flooring, stairs rising to first floor landing, two radiators, recessed fitted units with oak woodblock tops, oak shelving, under-stairs recess with fitted cabinets, double glazed window to rear aspect.

#### **Kitchen: 2.46 x 2.37**

Single drainer circular sink unit with mixer tap over, full range of base level and wall units, fitted work surfaces, inset halogen hob with electric oven below and extractor fan above, plumbing for washing machine, tiled flooring and splashbacks, double glazed window to side aspect, recessed lighting, door to:-

#### **Lobby**

Tiled flooring, space for fridge freezer, fitted cupboards, double glazed door to rear garden, wooden panelled door to:-

#### **Shower Room**

Refitted and luxury appointed shower room with walk in shower enclosure with twin shower head and separate controls, glazed splash screen with large white shower tray, wash hand basin with mixer tap, fitted cabinets below and to the side, WC with concealed cistern, radiator, wood effect tiled floors, extractor fan, shaver socket, tiled splashbacks, double glazed window to rear aspect.

#### **First Floor Landing**

Access to loft, white wooden panelled doors to:-

#### **Bedroom One: 4.26 x 3.47**

Spacious double bedroom with double glazed window to front aspect, radiator.

#### **Bedroom Two: 3.71 x 2.70**

Double glazed window to rear aspect, radiator, cupboard housing gas Worcester combination boiler.

#### **Bedroom Three**

Double glazed window to rear aspect, radiator.

#### **Front Garden**

Steps and path to front door, small fore garden

#### **Rear Garden**

Large raised decked area with boards, outside power point, timber gazebo, timber shed with fitted power, gate giving access to vegetable garden and fitted gate to rear.

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

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

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## 18 Shophouse Road,

### Bath


### BA2 1EB

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

 01225 463006

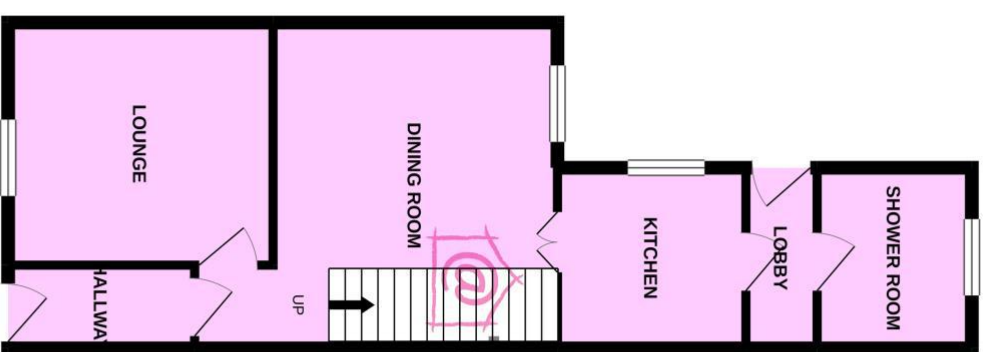
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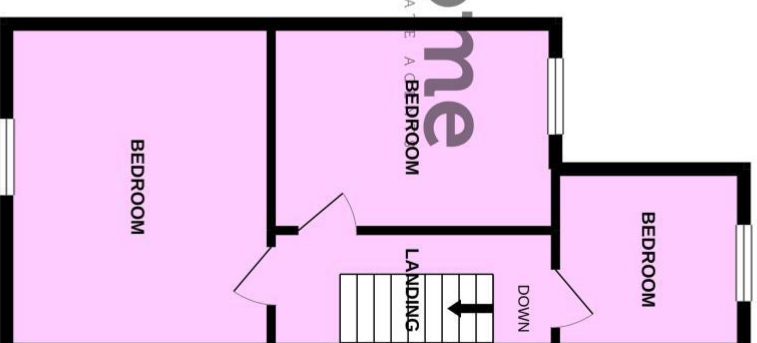
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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements are not guaranteed. The floorplan 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 is given for their operation. Made with Metropix ©2021

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