



£350,000

Marshfield Way, Bath. BA1 6HQ.

An excellent opportunity to acquire this spacious 3 bedroom, 3 storey modern family home situated in Fairfield Park, enjoying stunning and far reaching views of Solsbury Hill and beyond. The spacious accommodation boasts good-sized sitting room with dining room and kitchen on the first floor, larger than average garage with off road parking and large undercroft to the ground floor, and 3 bedroom and a bathroom on the top floor.

Energy Efficiency Rating: TBC



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Entrance Hall

Entered via double glazed front door. Tiled flooring. Radiator. Stairs rising to first floor landing and door to garage and undercroft.

First Floor Landing

Glazed doors to:-

Lounge: 5.17m x 4.48m

2x Double glazed windows to front aspect. Enjoying far reaching views. Double panelled radiator. Fireplace with surround. Door and stairs to 2nd Floor.

Dining Room: 3.50m x 2.79m

Double glazed window to rear aspect. Radiator.

Kitchen: 2.62m x 2.28m

Single drainer stainless steel sink unit with range of base level and wall units. Electric cooker point. Space for fridge, freezer and washing machine. Double glazed door and windows to rear aspect.

2nd Floor Landing

Access to loft. Doors to:-

Bedroom: 4.09m x 4.07m

Spectacular views to the front. Double glazed window to front

aspect. Radiator, Baxi gas boiler within cupboard.

Bedroom: 3.90m x 3.08m

Double glazed window to rear aspect. Overlooking rear gardens. Radiator.

Bedroom: 2.85m x 2.05m

Again, stunning views to the front. Double glazed window to front aspect. Radiator.

Bathroom

White suite of panelled bath. Low flush WC. Wash hand basin. Radiator, Double glazed window to rear aspect.

Garage/Parking

Block paved driveway with retaining front wall. Access to larger than average garage with fitted light, meters and access to useful storage area/undercroft.

Rear garden

Terraced rear garden laid to rockery and flower borders. Mature shrubs and 2 patio areas. Gate to rear.

For further details or to arrange an internal inspection, please contact us on 01225 463006 or email us on sales@ahea.co.uk

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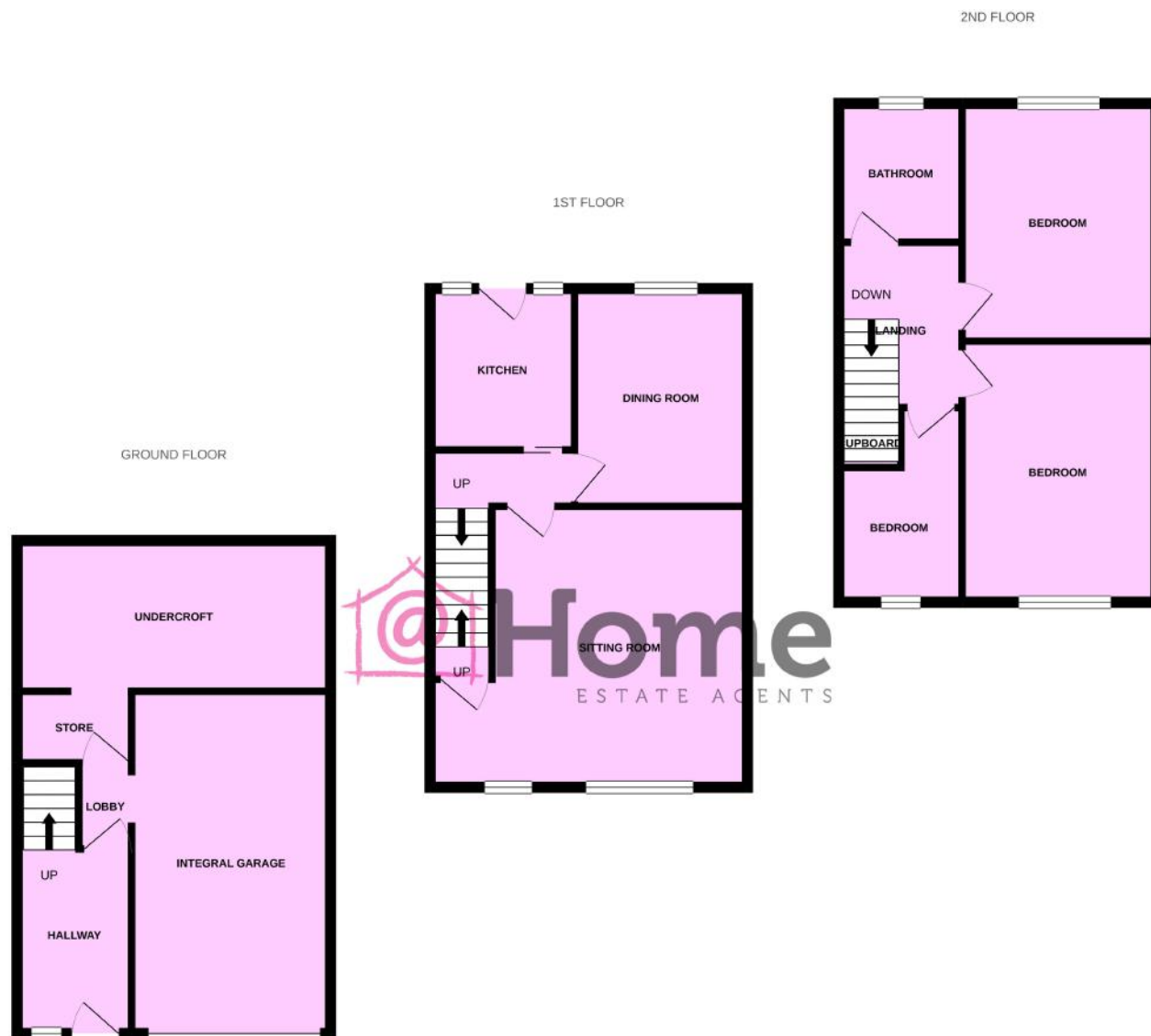
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