



£325,000

Brassmill Lane, Lower Weston. Bath.

An excellent opportunity has arisen to purchase this sympathetically extended, 2 bedroomed stone property situated in a popular residential location ideal for local schooling, shops and the famous 'two tunnels' cycle path. The property has recently been sympathetically extended to both front & rear offering good sized and well-appointed family accommodation.

Energy Efficiency Rating: D



An excellent opportunity has arisen to purchase this extended 2 bedroomed stone property situated in a popular residential location ideal for local schooling, shops and the famous "Two Tunnels" cycle path. The property has sympathetically been extended to both front and rear offering good sized and well-appointed family accommodation. The benefits include gas central heating, double glazed windows, useful loft room with heating & Velux window, spacious kitchen/ diner/ family room and low maintenance gardens to front and rear. The accommodation briefly comprises of entrance hall, large lounge, kitchen/diner/family room, 2 bedrooms, bathrooms and loft room. Viewing is essential.

Entrance Hall:

Stairs rising to first floor landing, wooden panel door to:

Lounge: 5.85 x 3.48

Extended room with feature 'living flame' gas fire, TV point, double glazed window to front aspect, double panel radiator, under stairs cupboard, door to:

Kitchen/Dining Room: 6.06 x 4.14

Again extended room with luxury appointed kitchen with single drain stainless steel 'Franke' sink unit with mixer tap over, full range of base level & wall units, wood block work surfaces, tiled splash backs, space for gas cooker with fitted extractor hood over. Tiled flooring, floor to ceiling pantry unit, space for large fridge/freezer.

Dining area/ Family room:

Wood flooring, double panelled radiator, cupboard housing Vaillant gas border, 2x Velux roof windows, recessed lighting, extractor

fan, TV point, double glazed windows, double doors to rear gardens.

First floor landing

Wooden panel doors to:-

Bedroom 1: 3.47 x 3.45

Double glazed window to front aspect, built in over stairs wardrobe with double glazed window to front aspect, telephone point, radiator.

Bedroom 2: 2.87 x 2.43

Double glazed windows to rear aspect, radiator, open tread steps to loft room.

Bathroom

White suite of panelled bath with mixer tap and shower attachment, wash hand basin with vanity unit under, low flush WC, radiator, ½ tiled walls, double glazed window to rear aspect.

Loft Room: 4.53 x 3.04

Velux window to rear aspect, radiator, under eaves storage and further built in cupboards, recessed lighting.

Front Garden

Gate and path to front door, front garden laid to lawn with mature hedging to the front.

Rear Garden

With large store, gated rear access, panelled fencing.

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36 Brassmill Lane,
Lower Weston,
Bath,
BA1 3JE

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 01225 463006

 sales@ahea.co.uk

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