



£269,950

Rush Hill, Bath.

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Energy Efficiency Rating: TBC



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Entrance Porch:

Open canopy porch with recessed downlight. Bin recess. Replacement front door to: -

Entrance Hall:

Stairs rising to first floor landing. Under stairs cupboard. Radiator with ornate cover. White panelled door to: -

Cloakroom:

White suite of low flush WC with concealed cistern. Square wash hand basin with mixer tap and vanity unit under. Bespoke tiled splashbacks and tiled floor. Door to:

Utility Room: 1.74m x 1.52m

Plumbing and space for washing machine and dryer. Extractor fan. Fitted work surfaces with cupboards above. Tiled splashbacks and flooring. Radiator. Double glazed window to rear aspect. Baxi gas combi boiler. ½ glazed door to garage and rear garden.

First Floor Landing:

Double glazed window to front aspect. Balustrade and stairs rising to 2nd floor landing. Radiator with ornate cover. White panelled doors to kitchen and: -

Lounge: 4.59m x 3.29m

Spacious light and airy room with double glazed window to rear aspect. Radiator. TV point. Coving.

Kitchen/ Dining Room: 3.55m x 2.70m

Modern fitted kitchen with single drainer stainless steel sink unit with swan neck mixer tap over. Full range of base level and wall units. Fitted work surfaces. Inset 4 ring stainless steel gas hob with stainless steel canopy extractor hood over and electric stainless steel fan assisted oven below. Tiled splashbacks. Space for fridge freezer. Integrated dishwasher. Extractor fan. Radiator. Double glazed window to rear aspect.

Second Floor Landing:

Double glazed window to front aspect. Access to boarded loft space. Airing cupboard with radiator. White panelled doors to all rooms.

Bedroom: 3.92m x 2.66m

Generous master bedroom with range of Sharps bedroom furniture to incorporate wardrobes, bedside cabinets and chest of drawers. Radiator. Double glazed window to rear aspect. Inset recessed downlights. Coving.

Bedroom: 2.92m x 2.68m

Double bedroom with radiator. Coving. Double glazed window to front aspect.

Bathroom:

Upgraded and luxury appointed bathroom with squared white shower bath with mixer shower over and mixer tap for bath. Low

flush WC with concealed cistern. Wash hand basin with mixer tap and vanity units under. Large fitted mirror. Fitted downlights. Extractor fan. White towel radiator. Double glazed window to rear aspect.

Garage/Parking:

The property enjoys a designated parking space and further parking within large garage/ carport with electrically operated door. Fitted with power and light. Access through to rear garden.

Front Garden:

Small block paved area to the front, ideal for pots etc.

Rear Garden:

Access from garage with paved and slabbed patio area. Retaining fencing to 2 sides. Shingle area and mature stone retaining area to the rear giving a degree of privacy and screening. Courtesy outside light.

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

www.ahea.co.uk

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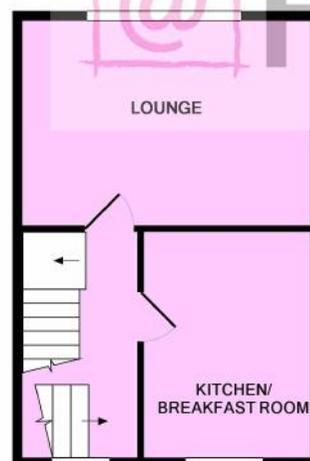
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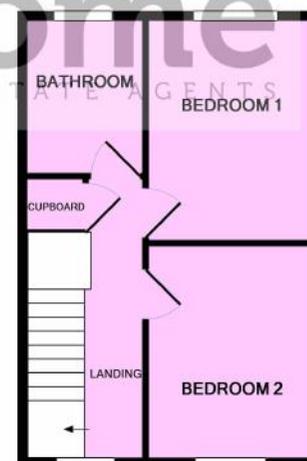
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GROUND FLOOR



1ST FLOOR



2ND FLOOR

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