



£365,000

Southdown Road, Bath

An excellent opportunity has arisen to purchase this superb stone built 1930's semi-detached family home set in a highly sought location to the lower end of Southdown Road. The property benefits from easy access to Oldfield Park train station, Moorland Road shops and abundance of schools as well as the city centre beyond. An early viewing is strongly advised.

Energy Efficiency Rating: E



An excellent opportunity has arisen to purchase this superb stone built 1930's semi-detached property in a highly sought location to the lower end of Southdown Road. Downstairs there is a porch, entrance hall, lounge, dining room, utility room, kitchen, cloakroom as well as an expansive conservatory. Upstairs there are three bedrooms and a house bathroom. To the front of the property there is a driveway, giving off road parking and low maintenance landscaped garden. To the rear there is a wonderful garden comprising areas of lawn and patio as well as an assortment of vegetable patches and a garden shed with electrics connected. The property benefits from easy access to Oldfield Park train station, Moorland Road shops, an abundance of schools as well as the city centre beyond. An early viewing is strongly advised.

Entrance Porch 1.69m x 0.62m:

Partial double glazed front door, double glazed windows to front aspect, floor tiles.

Entrance Hall .32m x 3.93m:

Partial single glazed wooden door with stain glass to front aspect, glazed windows to front aspect, storage heater, stairs rising to first floor landing with period style bannister, under stairs cupboard containing electric meter and fuse box, further under stairs cupboard with hot water tank and shelving.

Lounge 3.64m x 4.11m:

Double glazed bay window to front aspect, electric heater, TV point, picture rail, period style door, pleasant aspect towards northern slopes.

Dining Room 3.18m x 3.94m:

Double glazed patio doors to rear aspect, storage heater, picture rail, period style door to:-

Kitchen 2.19m x 2.90m:

Double glazed window to side aspect, range of base and wall units, 1½ bowl single drainer stainless steel sink unit, built in electric cooker, fitted work surfaces with electric hob, tiled splashbacks.

Utility Room 2.52m x 2.45m:

Partial double glazed door to rear aspect, double glazed windows to rear and side aspects, built in work surface with tiles, stripped wooden floor boards, plumbing for washing machine.

Conservatory 4.99m x 5.1m:

Double glazed patio doors to rear aspect, double glazed windows to rear and side aspects, pleasant aspect towards garden.

Cloakroom 1.29m x 0.92m:

Double glazed window to side aspect, wall mounted basin, low flush WC, heated towel rail.

First Floor Landing: -

Double glazed window to side, loft access, views towards city centre.

Bedroom One 3.44m x 3.94m:

Double glazed window to rear aspect, electric panel heater, picture rail, fitted cupboards, period style door, pleasant views towards city centre.

Bedroom Two 3.15m x 4.26m:

Double glazed bay window to front aspect, electric panel heater, picture rail, fitted cupboards, period style door.

Bedroom Three 2.31m x 2.63m:

Double glazed window to front aspect, electric panel heater, picture rail.

Bathroom 1.94m x 1.85:

Double glazed window to rear aspect, wash hand basin within vanity unit, shower cubicle with mixer shower, low flush WC, heated towel rail, fully tiled walls, period style door.

Parking: -

Off road parking area for one vehicle.

Front Garden: -

Low maintenance areas of patio, gravelled area with shrubs, pleasant aspect towards Northern Slopes.

Rear Garden: -

Extensive patio and lawned areas, ornamental shrubs, various vegetable patches, garden pond, wooden shed with electric connection, pleasant views towards northern slopes.

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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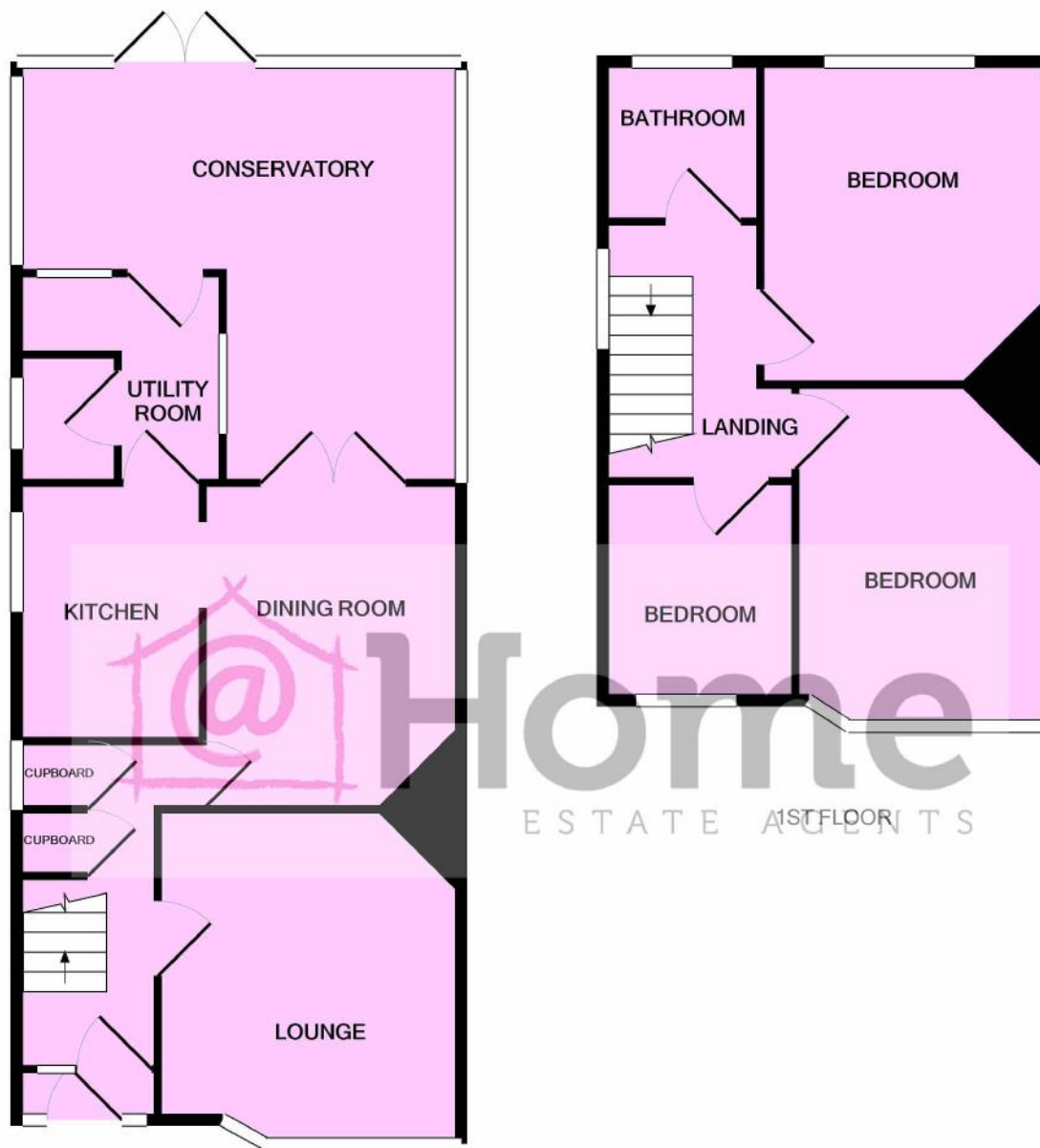
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branch or go online
to book your viewing.

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