

£425,000

Energy Efficiency Rating: TBC

Albany Road, Bath, BA2 1BW.

An extremely rare opportunity has arisen to purchase this stunning and substantial stone built three bedroom period property believed to date from around 1910. The benefits include gas heating, double glazing and an abundance of historic character. Please call 01225 463006 to arrange your visit.









An extremely rare opportunity has arisen to purchase this stunning and substantial stone built three bedroomed period property believed to date from around 1910. The benefits include gas heating, double glazing and an abundance of historic character. The property briefly comprises a lounge, reception room, large kitchen/dining room, three double bedrooms and a bathroom as well as areas of hall and landing. The property has been known to us for many years and is one of our all time favourites in the street. There are various new gyms close by as well as Costa Coffee. The shops and cafés of Moorland Road are within easy reach. Local restaurants include the Moorfields and The Moorland Gate. The property offers excellent access to the city centre, the universities and Bristol beyond. Please contact 01225 463006 to arrange your internal visit.

Entrance Porch:
Period style door to front aspect, window over radiator, cupboard containing electricity meter and fuse box.

Entrance Hall:
Wooden panels, stairs rising to first floor landing.

Lounge: 3.50m x 3.23m
Period style window to front aspect, radiator, period style ornamental fireplace surround.

Reception Room: 3.79m x 3.50m
Period style door with rear aspect, radiator, period style built in range and fireplace surrounding, built in shelves and cupboards, understairs cupboard.

Kitchen/Dining Room: 4.99m(max) x 3.93m(max)
UPVC double glazed patio doors to rear aspect, Velux window, ornamental radiator, range of base and wall mounted units, composite sink drainer unit with mixer tap, integrated electric hob, cooker, integrated cooker hood, subway tile splash backs, integrated fridge freezer, dishwasher, pleasant South facing aspect towards garden.

First Floor Landing:
Ornamental banister, period style, doors to all rooms.

Bedroom: 4.26m x 3.51m
Period style window to front aspect, radiator, period style ornamental fireplace, wooden floorboards, pleasant aspect towards street.

Bedroom: 3.78m x 2.69m
Period style window to rear aspect, radiator, period style ornamental fireplace, pleasant South facing aspect towards garden.

Bathroom:
Period style window to rear aspect, radiator, wash basin within vanity unit, panelled bath with shower over, WC, built in cupboards containing plumbing for washing machine and gas boiler, wall tiles, loft access.

Second Floor Landing:
UPVC double glazed with rear aspect, ornamental banister, eaves cupboard, pleasant garden aspect.

Bedroom: 4.15m(max) x 3.89m(max)
Velux widow to front aspect, Velux window to rear aspect, radiator, two eaves' cupboards, spectacular views to both elevations.

Front Garden:
Low maintenance landscaped front garden laid to gravel, gas meter.

Rear Garden:
Laid mainly to lawn with patio areas, landscaping, flower beds and shrubs, south facing aspect.

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

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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 as to their operability or efficiency can be given.
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