

£199,000

Energy Efficiency Rating: C

Loxton Drive, Bath, BA2 1BR.

Home Estate Agents of Bath are pleased to offer this well maintained 2 bedroomed ground floor garden maisonette situated close to local amenities situated in a popular location. The benefits include gas heating, double glazing, communal parking area, private rear gardens and no onward chain. An early inspection is highly recommended. Phone 01225 463006 to arrange an internal viewing.









Home Estate Agents of Bath are pleased to offer this well maintained 2 bedroomed ground floor garden maisonette situated close to local amenities, situated in a popular residential location with great access to the city and beyond. The spacious accommodation briefly comprises:- Entrance hall, lounge/diner/kitchen, 2 bedrooms, bathroom, utility room, shared front garden and good sized private rear gardens. The benefits include gas heating, double glazing, communal parking area, private rear gardens and no onward chain. The nearby amenities include, M&S Foodhall, Lidl and Costa Coffee. There is also easy flat access to the City Centre or several transport links which access the Universities, City Centre and Bristol beyond.
An early inspection is advised, please contact 01225 463006 to arrange your visit.

Entrance Hall:
Entered via replacement front door, tiled flooring, doors to:-

Lounge/Diner/Kitchen: 5.85m x 2.59m
Laminate flooring, TV point, radiator, double glazed window to rear aspect, area for small dining table.
Kitchen Area:
Stainless steel sink unit with mixer tap over, range of base level and wall units, fitted oven, hob and extractor, fitted work surfaces, space for fridge freezer, tiled splashback, double glazed door to rear garden.

Utility Room: 2.64m x 1.02m
Plumbing for washing machine, shelving, Logic gas combi boiler, tiled flooring, fuse box.

Bedroom: 4.26m x 2.66m
Double glazed window to rear aspect, radiators, laminate flooring.

Bedroom: 3.40m(max) x 2.68m)max)
Double glazed window to front aspect, radiator, laminate flooring.

Bathroom:
White suite of squared shower bath with splash screen, mixer shower over with large shower head, low flush WC, wash hand basin with mono tap, chrome towel radiator, metro style tiled splashbacks, tiled flooring, extractor fan, double glazed window to front aspect, shaver socket.

Parking:
Available within the road.

Front Garden:
Shared front garden with timber fencing, gate giving access to front door, mature shrubs, good sized private store.

Rear Garden:
Good sized rear garden with lawned area with flower borders. Steps down to patio area, timber fencing and rear gate, timber store, outside tap, power supply.

Agents Notes:
Tenure: Leasehold
Length Of Lease: 125 years from March 1990.
Service/Management Charges: £573.16 PA
Ground Rent: £10 PA

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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Home
ESTATE AGENTS of BATH

GROUND FLOOR



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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