

£315,000

Energy Efficiency Rating: TBC

South View, Bath, BA2 3RW.

An excellent opportunity to acquire this 2 bedroomed, mid terraced period property situated close to all local amenities within Oldfield Park, together with excellent access to Oldfield Park's railway station. An early inspection is strongly advised, to view this no onward chain property.Please call 01225 463006 to arrange a viewing.









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The accommodation briefly comprises:- entrance porch, lounge, dining room, kitchen, lobby, 2 double bedrooms and downstairs recently refurbished shower room. Outside there are low maintenance gardens to the front and rear and parking facilities via service road to the rear of the property. It would be fair to say that the property is in needs of some upgrades but generally offers a tidy and comfortable stone terraced home. There are local facilities located nearby on the lower Bristol Road as well as within Oldfield Park.
An early inspection is strongly advised, please call 01225 463006.
NO ONWARD CHAIN.

Entrance Porch:
Entered via leaded light replacement front door, with fuse box and gas meter. Door to:-

Lounge: 3.78m x 3.24m
Double glazed window to front aspect, wall mounted gas fire (not tested), TV & telephone point, access to:-

Dining Room: 3.78m x 3.24m
Wall mounted gas fire (not tested), double glazed window to rear aspect, steps and door to staircase and door to:-

Kitchen: 3.15m x 1.96m
1 ½ bowl stainless steel sink unit with drainer, range of fitted work surfaces, fitted base level and wall units, fitted oven and hob, space for fridge freezer, tiled splashbacks, gas convector heater (not tested), double glazed window to side aspect, door to:-

Lobby:
Cupboard with plumbing for washing machine, door to rear and door to:-

Shower Room:
Modern white suite of shower cubicle with walk in tray, electric shower unit, wash hand basin with vanity unit, low flush WC, wall heater, double glazed window to side aspect.

First Floor Landing:
Access to loft, doors to:-

Bedroom One: 3.80m x 3.22m
Double glazed window to front aspect.

Bedroom Two: 3.70m x 2,91m
Double glazed window to rear aspect, gas convection heater (not tested), over stairs airing cupboard with hot water tap.

Parking:
There is parking to the rear on a first come, first served basis.

Front Garden:
Retaining front wall with gate. Low maintenance front garden.

Rear Garden:
Low maintenance rear garden in timber fencing, timber stone and steps down to rear gate.

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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13 South View
Bath
BA2 3RW.

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

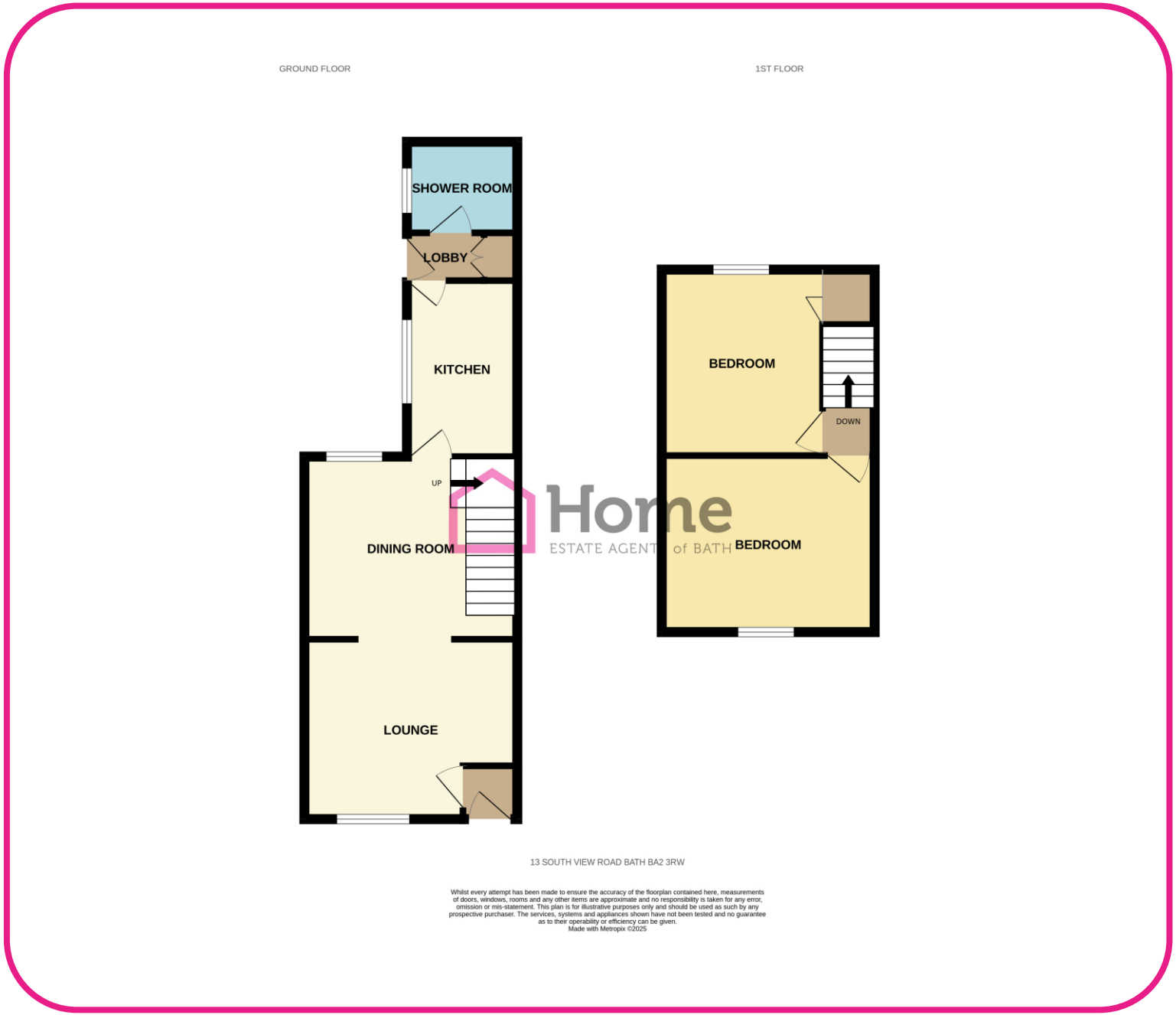
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