

£295,000

Energy Efficiency Rating: tbc

Redland Park, Bath, BA2 1SQ

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The benefits include gas heating, double glazing and a secluded south facing courtyard. The property briefly comprises a lounge, study, kitchen/dining room, four bedrooms, bathroom, shower room as well as areas of stairwell and landing.
Externally there is a good sized garden to the front laid mainly to lawn. To the rear, there is a secluded courtyard. The property would be of particular interest to investors.
The shops and cafés of Moorland Road are nearby. There are also various gyms in close proximity. There are very good transport links to the city centre, the universities and Bristol beyond.
Early viewing strongly advised.

Stairs:
uPVC part double glazed door to front aspect, radiator, built in cupboard containing fuse box, electricity meter, gas meter, understairs cupboard.

Lounge: 5.63m (max) x 3.05m (max)
Velux window, radiator, laminate flooring.

Study: 2.89m x 1.9m
uPVC double glazed windows to front aspect, radiator, laminate flooring, pleasant garden aspect.

Kitchen/Dining Room: 3.75 (max) x 3.44 (max)
uPVC double glazed door to rear aspect, uPVC double glazed window to rear aspect, radiator, range of base and wall mounted units, stainless steel sink drainer unit with mixer taps, integrated cooker hood, plumbing for washing machine, ornamental tiled splashbacks, laminate flooring, pleasant aspect towards south facing courtyard garden.

Downstairs Bedroom: 3.33m x 3.3 m
uPVC double glazed window to side aspect, radiator, floor tiles.

Shower Room:
uPVC double glazed window to side aspect, radiator, pedestal wash basin, shower cubicle, WC, tiled splashback, floor tiles.

First Floor Landing:
Radiator, loft access, built in cupboard containing Worcester gas boiler, doors to all rooms.

Bedroom One: 3.73m x 1.8m
uPVC double glazed window to rear aspect, radiator, south facing views.

Bathroom Two: 2.8m x 2.36m
uPVC double glazed window to rear aspect, radiator, south facing views.

Bedroom Three: 3.82m 2.12m
uPVC double glazed window to rear aspect, radiator, south facing views.

Bathroom:
uPVC double glazed window to front aspect, radiator, pedestal wash basin, panelled bath with mixer tap and Triton electric shower over, WC, tiled splashback, wall tiles.

Front Garden:
Laid mainly to lawn with trees and shrubs.

Rear Garden:
South facing, secluded courtyard garden laid mainly to patio.

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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Bath,
BA2 1SQ.

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

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