

£350,000

Energy Efficiency Rating: tbc

Southdown Avenue, Bath, BA2 1HY.

Home Estate Agents are favoured with the instructions to market this immaculately presented 3 bedroomed, stone built, semi-detached family home situated in Southdown. The benefits include gas central heating, double glazing, modern kitchen and upstairs bathroom and a large, attached garage with off road parking. Phone 01225 463006 to arrange an internal viewing.









Home Estate Agents are favoured with the instructions to market this immaculately presented 3 bedroomed, stone built, semi-detached family home in Southdown.
The well-appointed accommodation briefly comprises:- Entrance hall, lounge, kitchen/diner, utility area, 3 bedrooms, upstairs bathroom, off road parking, large than average garage and south facing, landscaped gardens.
The benefits include gas central heating, double glazing, modern kitchen and bathroom, large attached garage (with footings for a second storey extension), off road parking, close to local amenities and no onward chain.
Further local amenities can be found close by within Oldfield Park, together with local schools, access to the city and beyond.
An early inspection is essential. Phone 01225 463006 to arrange an internal viewing.

Entrance Hall:
Entered via replacement front door, stairs rising to first floor landing, radiator, cupboard housing electric meter, LED downlights, door to:-

Lounge: 5.00m x 3.63m
Double aspect room with double glazed windows to front and rear aspect, feature fireplace with surround and inset 'living flame' gas fire, set on matching hearth, 2x radiators, TV point, LED downlights, door to:-

Kitchen/Dining Room: 4.20m x 3.74m
Modern high gloss white kitchen with 1 ½ bowl stainless steel sink drainer unit with swan neck mixer tap over, full range of base level and matching wall units, fitted work surfaces, gas cooker point, space for fridge and freezer, double glazed windows to front and side aspect, LED downlights, radiator, tiled flooring and splashbacks, double glazed door to:-

Utility Area: 3.76m x 0.77m
Plumbing for washing machine, double glazed window to rear aspect, gas Worcester Combi boiler, tiled flooring, double glazed door to rear garden.

First Floor Landing:
Access to loft space, double glazed window to rear aspect, doors to:-

Bedroom: 3.72m max x 3.45m max
2 x double glazed windows to front aspect enjoying far reaching views, radiator, fitted bedroom furniture to include wardrobes, bridging unit and coved ceiling.

Bedroom: 3.68 x 2.51
Double glazed window to front aspect, radiator, coved ceiling.

Bedroom: 2.78m x 2.42m
Double glazed window to rear aspect enjoying views over rear garden, fitted wardrobes and chest of drawers together with bridging unit, radiator, coved ceiling.

Bathroom:
White suite of panelled bath with 'Mira' mixer shower with folding shower screen, low flush WC, wash hand basin, radiator, tiled splashbacks and double glazed window to rear aspect.

Garage/Parking: 5.04m x 3.26m
Attached single garage with up and over door, power and lighting, under eaves storage and personal door to rear. Paved driveway for further off road parking.

Front Garden:
Retaining front wall, raised lawned over with mature tree.

Rear Garden:
South facing rear garden laid to lawn, with patio area, timber store with power, mature shrubs giving additional privacy, outside tap and security light.

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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6 Southdown Avenue
Bath,
BA2 1HY.

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

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@at_home_bath

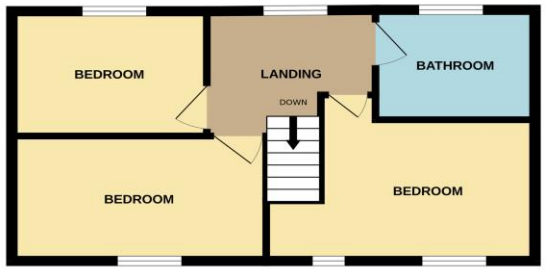
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Home
ESTATE AGENTS of BATH

GROUND FLOOR



1ST 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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