

£315,000

Energy Efficiency Rating: C

Sheridan Road, Bath, BA2 1RA.

This stunning modern property offers four good-sized bedrooms and is set in an enviable location with spectacular views. The benefits include gas heating, double glazing, private driveway, and spectacular views looking out across the countrywide. The property would be of interest to HMO investors or those seeking something special for their own occupation. Early viewings strongly advised. Please call 01225 463006 to arrange an internal inspection.









This stunning modern property offers four good sized bedrooms and is set in an enviable location with spectacular views. The benefits include gas heating, double glazing and a private driveway. The property briefly comprises a hall, lounge, kitchen/dining room, shower room, four bedrooms and a bathroom. Externally, there is a low maintenance front garden with a private driveway. To the rear, the garden is laid mainly to landscaping and patio. The spectacular views look out across the countryside. The shops and cafés of Moorland Road are quite nearby. There are also various gyms in the local area. The property would be of interest to HMO investors, or those seeking something special for their own occupation. Early viewings are strongly advised. Please call 01225 463006 to arrange an internal inspection.

Entrance Hall:
UPVC double glazed door to front aspect, UPVC double glazed window to front aspect, radiator, laminate flooring, stairs rising to first floor landing.

Lounge: 2.69m x 2.51m
UPVC double glazed window to front aspect, radiator, built in cupboard, fuse box, electric meter, gas meter, pleasant aspect towards street.

Shower Room:
Radiator, wash basin, shower cubicle with Triton electric shower, WC, tiled splashback, floor tiles.

Kitchen/Dining Room: 3.91m x 3.47m
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 tap, integrated cooker hood, plumbing for washing machine, tiled splashbacks, Worcester gas boiler, understairs cupboard, laminate flooring, spectacular panoramic views.

First Floor Landing:
UPVC double glazed window to rear aspect, doors to all rooms, spectacular panoramic views.

Bedroom: 4.95m MAX x 3.17m MAX
UPVC double glazed door to front aspect, UPVC double glazed window to front aspect, radiator, built in cupboard, private balcony with pleasant aspect towards street.

Bedroom: 3.50m x 2.93m
UPVC double glazed window to rear aspect, radiator, spectacular panoramic views.

Second Floor Landing:
UPVC double glazed window to rear aspect, 3x built in cupboards, doors to all rooms, spectacular panoramic views.

Bedroom: 3.83m x 3.07m
UPVC double glazed window to front aspect, radiator, built in cupboard.

Bedroom: 3.81m x 1.81m
UPVC double glazed window to front aspect, radiator.

Bathroom:
UPVC double glazed window to rear aspect, radiator, wash basin with vanity unit, panelled bath with shower over, WC, fully tiled walls, floor tiles.

Parking:
Private driveway to front.

Front Garden:
Low maintenance front garden laid mainly to landscaping. Spectacular views towards Kelston and Lansdown.

Rear Garden:
Low maintenance rear garden laid mainly to landscaping with patio area, side pedestrian access, spectacular panoramic views.

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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99 Sheridan Road
Bath,
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Call now, visit us in branch or go online to book your viewing.

01225 463006

sales@ahea.co.uk

@at_home_bath

@Home Estate Agents
13 Moorland Road,
Bath, BA2 3PL

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