

£245,000

Energy Efficiency Rating: C

Monksdale Road, Bath, BA2 2JD

Home Estate Agents are favoured with the instructions to market this end of chain, 2 bedroomed ground floor ‘garden flat’ situated in a popular residential location ideal for local schooling and amenities within Oldfield Park. An internal inspection is highly recommended.
Phone 01225 463006 to arrange an internal viewing.









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The spacious accommodation briefly comprises:- entrance hall, lounge with patio doors to rear garden, spacious kitchen/diner, 2 double bedrooms, shower room and private lawned gardens to the rear. The benefits include gas central heating, double glazing and no onward chain.
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Entrance Hall:
Entered via front door, laminated flooring, radiator, meter cupboard, further store cupboard.

Lounge: 5.46m x 3.52m
Double glazed double doors to rear garden, laminated flooring, TV point, double glazed window to side aspect, radiator.

Kitchen: 3.71m x 3.27m
1 ½ bowl polycarbonate sink unit, range of base level and wall units, fitted work surfaces, plumbing for washing machine, space for fridge freezer, electric cooker point, laminated flooring, radiator, double glazed window to rear aspect, access to :-

Dining Room: 3.59m x 2.05m
Doors to front and rear aspect, laminated flooring, access to useful loft space, double glazed window and door to rear garden.

Bedroom One: 3.52m x 3.58m
Double glazed window to front aspect, radiator.

Bedroom Two: 3.58m x 2.73m
Double glazed window to side aspect, radiator, fitted cupboard.

Shower Room:
Walk in shower cubicle with mixer shower and sliding door, wash hand basin, low flush WC with concealed cistern, radiator, extractor fan, double glazed window to side aspect.

Parking:
Street parking.

Front Garden:
Path to front door.

Rear Garden:
Private rear gardens laid to lawn with patio seating over, retaining fencing, outside store.

Agents Notes:
Tenure: Leasehold (Share of freehold)
Length Of Lease: 125 years from 1999
Service/management charges: £360 per annum
Ground Rent: £10 per annum

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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135 Monksdale Road
Bath,
BA2 2JD.

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

01225 463006

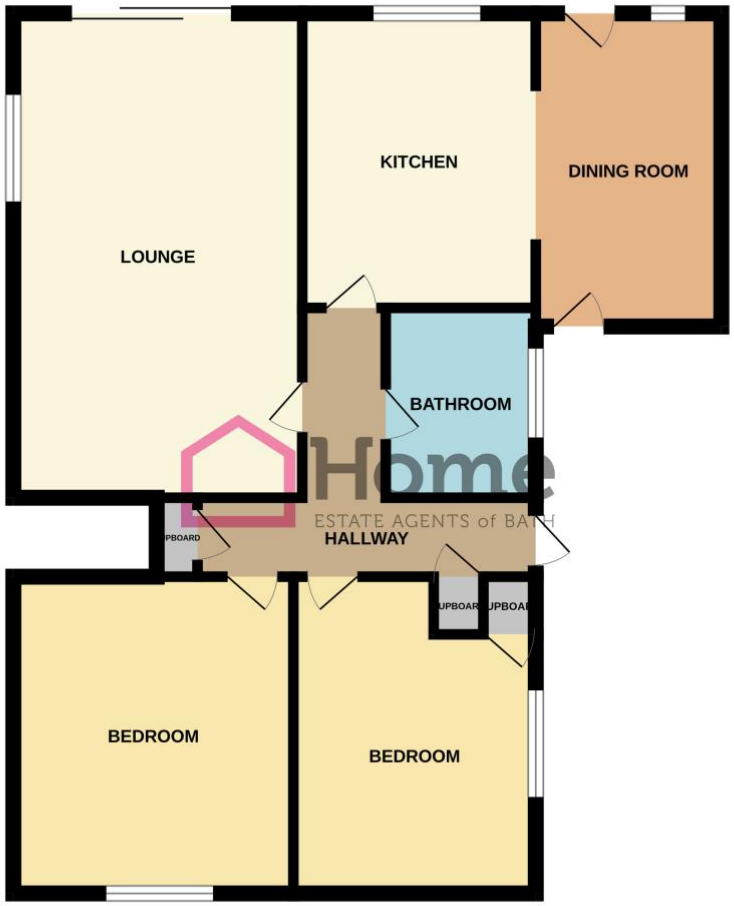
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ESTATE AGENTS

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

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