

£400,000

Energy Efficiency Rating: D

Beckhampton Road, Bath, BA2 3LL.

An excellent opportunity has arisen to purchase this stunning and substantial stone built two double bedroom Victorian property ungraded to a high standard. The benefits include gas heating, double glazing and an abundance of historical character. Early viewings strongly advised. Please call 01225 463006 to arrange an internal inspection.









An excellent opportunity has arisen to purchase this stunning and substantial stone built two double bedroom Victorian period property upgraded to a high standard. The benefits include gas heating, double glazing and an abundance of historic character.
The property briefly comprises a lounge, dining room, kitchen, utility room, two double bedrooms, bathroom and areas of lobby, hall and landing.
The front and rear gardens are very well maintained and laid mainly to patio.
The location is quite spectacular with the shops and cafés of Moorland Road very nearby. Local restaurants include the Moorfields and Café 84. There are various new gyms in close proximity, as well as the Linear Park Cycle Path.
There are a variety of very good local schools in the area.
The property offers good access to the city centre, the Universities and Bristol beyond.
Early viewings strongly advised.
Please call 01225 463006 to arrange in internal inspection.

Entrance Lobby:
UPVC part double glazed door to front aspect, UPVC double glazed window over, fuse box, electricity meter, ornamental ceiling, stripped wooden floorboards.

Entrance Hall:
Glazed door to front aspect, window over, radiator, stripped wooden floorboards.

Lounge: 3.51m x 3.25m
2x UPVC double glazed windows to front aspect, radiator, exposed brickwork, ornamental ceiling, fitted shutters, stripped wooden floorboards, pleasant aspect to street.

Dining Room: 4.32m MAX x 4.09m MAX
UPVC double glazed window to rear aspect, radiator, period style fireplace surround, stripped wooden floorboards, stairs rising to first floor landing, understairs cupboard, pleasant garden aspect.

Kitchen: 2.68m x 2.36m
UPVC part double glazed door to side aspect, UPVC double glazed window to side aspect, range of base and wall mounted units, Belfast sink with mixer tap, integrated electric hob, cooker hood, integrated electric cooker, fridge, dishwasher, floor tiles.

Utility Room: 2.37m x 1.86m
UPVC double glazed window to rear aspect, Velux window to rear aspect, ornamental radiator, plumbing for washing machine, gas boiler, floor tiles, pleasant garden aspect.

First Floor Landing:
Loft access, period style banister, doors to all rooms.

Bedroom: 4.33m x 3.52m
2x UPVC double glazed window to front aspect, radiator, fireplace surround with exposed brickwork, fitted shutters, pleasant aspect towards street.

Bedroom: 4.09m x 2.62m
UPVC double glazed window to rear aspect, radiator, period style fireplace surround, pleasant aspect towards garden.

Bathroom:
UPVC double glazed window to rear aspect, radiator, wash basin within vanity unit, shower cubicle with choice of attachments, WC, period style fireplace surround, wall tiles, floor tiles, views.

Front Garden:
Laid mainly to patio and landscaping, gas meter, stone walls, pleasant street aspect.

Rear Garden:
Laid mainly to patio and landscaping, wooden fencing, rear pedestrian access.

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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BA2 3LL

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

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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

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