

£290,000

Energy Efficiency Rating: TBC

Bradford Park, Bath, BA2 5PR.

Home Estate Agents are pleased to offer this 2 double bedroomed terraced home situation within the popular Combe Down area of Bath. The property is offered with no onward chain, gas heating, double glazing, good sized rear garden & scope for some upgrading. An early inspection is highly recommended. Phone 01225 463006 to arrange an internal inspection.









Home Estate Agents are pleased to offer this 2 double bedroomed terraced home situation within Combe Down, Bath. The property is offered with no onward chain, gas heating, double glazing, good sized rear garden & scope for upgrading. The accommodation briefly comprises: entrance porch, entrance hall, lounge/diner, kitchen, useful connecting outhouses (ideal for conversion into further accommodation), 2 double bedrooms with fitted wardrobes and upstairs shower room.The property is well located to take advantage of Combe Down amenities with local shops, schools and nearby Prior Park and Freefields Woodland. An early inspection is highly recommended. Phone 01225 463006 to arrange an internal inspection.

Entrance Porch:
Entered via replacement front door, fitting power and lighting, door to:-

Entrance Hall:
Stairs rising to first floor landing, cupboard housing meters, archway to kitchen and door to:-

Lounge/Diner: 4.89m x 3.96m
Fireplace with fitted gas fire (currently disconnected), hearth and mantlepiece, TV point, double glazed doors to rear garden and door to:-

Rear Lobby:
Double glazed door to rear garden, cupboard housing gas boiler and door to further store/ workshop.

Kitchen: 2.76m x 3.20m
Stainless steel ingle drainer sink unit with mixer tap over, range of base level and wall units, fitted work surfaces, built in oven, hob and extractor, plumbing for washing machine, radiator, breakfast bar, fitted pantry and double glazed window to front aspect.

First Floor Landing:
Airing cupboard with hot water tank, radiator, doors to:-

Bedroom: 3.86m x 2.82m
Double glazed window to front aspect, with fitted shutters, radiator, double fitted wardrobe.

Bedroom: 4.23m x 2.72m
Double glazed window to rear aspect, with fitted shutters, radiator, double fitted wardrobe.

Shower Room:
Shower cubicle with Triton electric shower unit, wash hand basin with cabinet, low flush WC, tiled walls, extractor fan, radiator, double glazed window to front aspect.

Parking:
Communal parking.

Front Garden:
Low maintenance front garden laid to shingle with picket fencing, gate and path to front door, mature shrubs.

Rear Garden:
Good sized rear garden laid to lawn, with patio area, mature shrubs, privacy hedging to the rear.

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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30 Bradford Park
Bath
BA2 5PR

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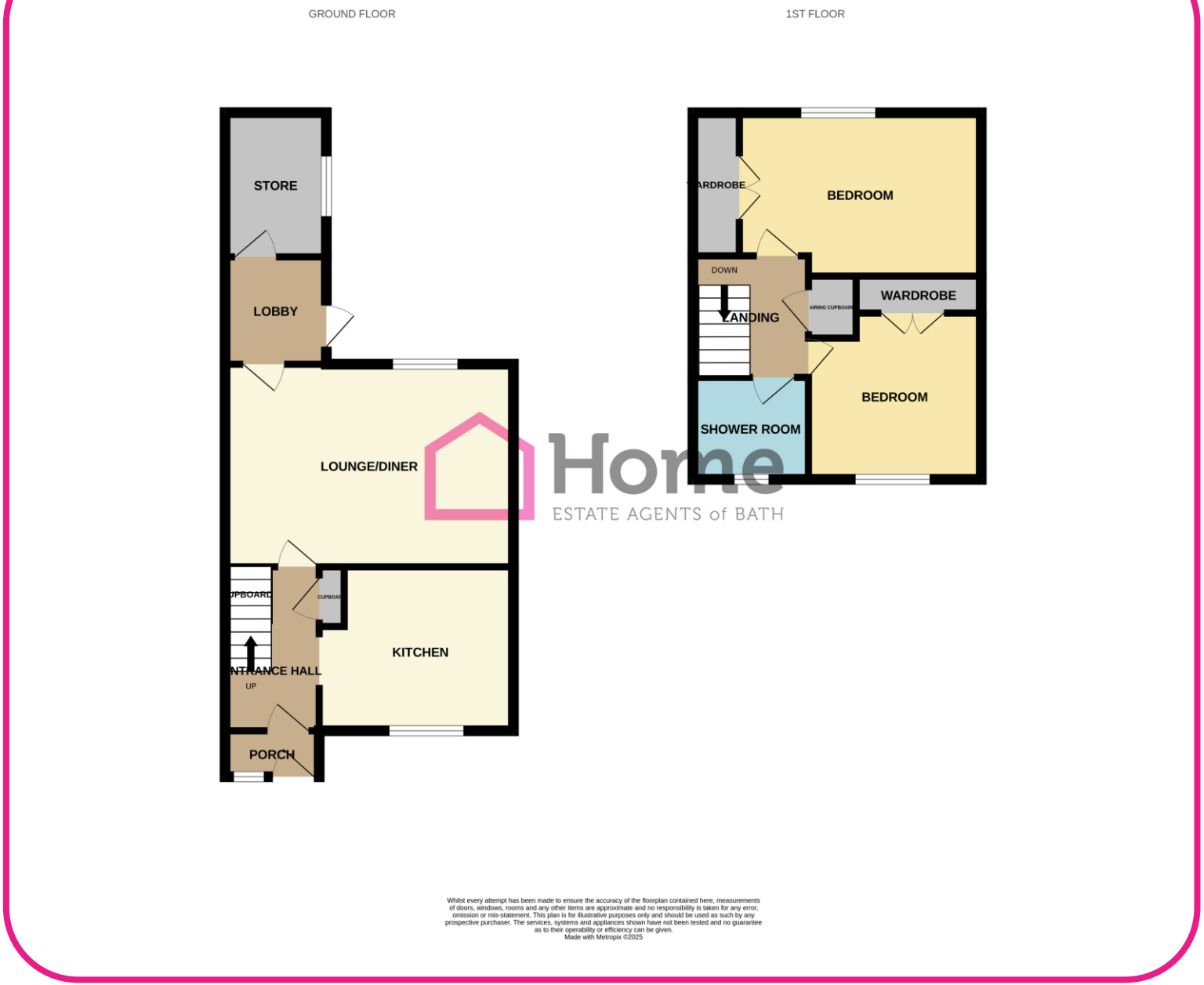
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