

£335,000

Energy Efficiency Rating: TBC

Poplar Close, Bath, BA2 2HY

A very rare opportunity has arisen to purchase this amazing and substantial three bedroom property situated in a highly sought after cul de sac location and offered to the market for the first time since the 1960s. Early viewings strongly advised. Please call 01225 463006 to arrange an internal inspection.









A rare opportunity has arisen to purchase this amazing and substantial three bedroom property situated in a highly sought after cul de sac location and offered to the market for the first time since the 1960s.
The benefits include gas heating, double glazing and a stunning and upgraded garden. The property briefly comprises a hall, lounge/dining room, kitchen, utility room, porch, workshop, three bedrooms, a shower room and landing.
Externally, the front garden is laid mainly to lawn with flower beds and shrubs. To the rear, the garden has been the subject of an impressive upgrade with areas of lawn, patio and artificial grass.
There have also been substantial improvements to the roof. The property is superbly located for the shops and cafés of Moorland Road. There are various new gyms in the area, as well as the Linear Park Cycle Path, local restaurants include The Moorfields and Café 84. The neighbourhood is well located for an abundance of good schools. The property offers great access to the city centre, the Universities and Bristol Beyond. Early viewing strongly advised. Please call 01225 463006 to arrange an internal inspection.

Entrance Porch:
UPVC part double glazed door to front aspect, UPVC double glazed windows to front and side aspects, spectacular Crescent views.

Entrance Hall:
UPVC double glazed stained glass door to front aspect, UPVC part double glazed stained glass window to front aspect, radiator, stairs rising to first floor landing.

Lounge/Dining Room: 5.59m MAX x 4.20m MAX
UPVC double glazed patio doors to rear aspect, UPVC double glazed window to front aspect, radiator, fireplace surround with real flame gas fire, pleasant south facing garden aspect, spectacular Crescent views.

Kitchen: 3.06m x 2.45m
UPVC part double glazed door to rear aspect, UPVC double glazed window to rear aspect, radiator, range of base and wall mounted units, composite sink drainer unit with mixer tap, tiled splashbacks, built in cupboards containing fuse box and electricity meter, floor tiles, pleasant garden aspect.

Utility Room: 1.83m x 1.66m
UPVC part double glazed door to side aspect, UPVC double glazed windows to side and rear aspects, plumbing for washing machine, floor tiles, pleasant garden aspect.

Workshop: 2.99m x 2.66m
Window to side aspect, gas meter.

First Floor Landing:
UPVC double glazed window to rear aspect, loft access.

Bedroom One: 3.68m MAX x 2.99m MAX
2x UPVC double glazed windows to front aspect, radiator, built in cupboard containing immersion tank, further built in cupboard spectacular panoramic views.

Bedroom Two: 3.32m MAX x 2.52m MAX
UPVC double glazed window to rear aspect, radiator, south facing garden aspect.

Bedroom Three: 2.96m MAX x 2.68m MAX
UPVC double glazed window to front aspect, radiator, built in cupboards, spectacular panoramic views.

Shower Room:
UPVC double glazed window to rear aspect, wash basin within vanity unit, shower cubicle with Mira electric shower, WC, heated towel rail, built in cupboard.

Front Garden:
Laid mainly to lawn with flower beds and shrubs.

Rear Garden:
Laid mainly to landscaping with areas of lawn, patio and artificial grass, rear pedestrian access, south facing aspect.

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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15 Poplar Close
Bath,
BA2 2HY.

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

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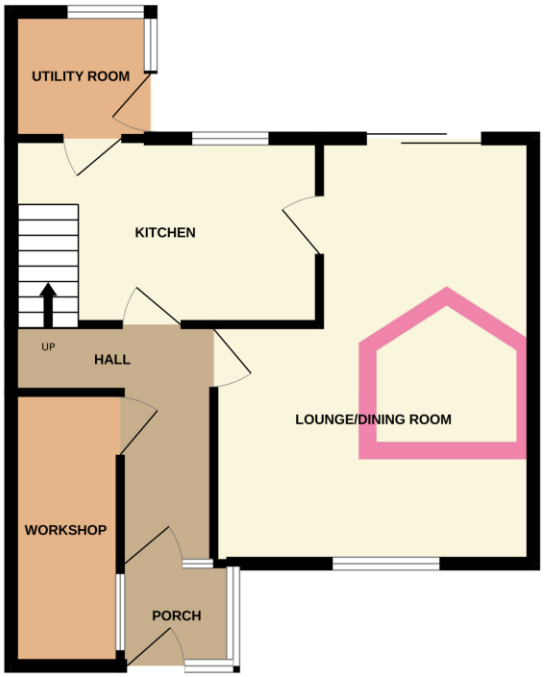
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Home
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GROUND FLOOR



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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