

£440,000

Council Tax Band: C
Energy Efficiency Rating: D

Triangle North, Bath, BA2 3JB.

A very rare opportunity has arisen to purchase this substantial stone built double bay fronted four bedroom HMO property let out for the next academic year for £28,540. The benefits include gas heating, double glazing and an abundance of historic character. Early viewings are advised. Please call 01225 463006 to arrange an internal inspection.









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The property briefly comprises a hall, communal lounge, kitchen/dining room, utility room, four good sized bedrooms, a shower room as well as areas of lobby and landing.
There are low maintenance gardens to front and rear.
The location of this HMO has always been particularly sought after by prospective tenants. The shops and cafés of Moorland Road are very nearby as well as the Oldfield Park train station and various bus stops. There are various new gyms in very close proximity. The property offers good access to the city centre, the Universities and Bristol beyond. Early viewings are advised. Please call 01225 463006 to arrange an internal inspection.

Entrance Hall:
Entered via replacement front door, laminated flooring, stairs rising to first floor landing, door to:-

Communal Lounge: 3.78m x 3.67m
Double glazed window to rear aspect, double panelled radiator, door to kitchen/diner and door to:-

Bedroom: 3.58m x 3.49m
Double glazed bay window to front aspect, double panelled radiator, feature fireplace with hearth and mantlepiece, coved cornices.

Diner/Kitchen: 4.55m x 3.37m
1½ bowl single drain stainless steel sink drainer unit with range of modern base level cupboards and drawers and matching wall units, gas cooker point, plumbing for washing machine, stainless steel extractor hood, fitted work surfaces, gas central heating boiler, space for fridge/freezer, double panelled radiator, understairs cupboard, double glazed window to rear aspect, door to:-

Utility Room: 2..45m x 1.34m
Space for dryer etc, fitted shelving, double glazed windows to side and rear aspects, double glazed door to rear garden.

First Floor Landing:
Access to loft, doors to:-

Bedroom: 4.35m x 3.57m
Double glazed bay window to rear aspect, double panelled radiator x 2, original fitted cupboard.

Bedroom: 3.65m x 2.76m
Double glazed window to rear aspect, fitted wardrobe and airing cupboard with hot water tap, double panelled radiator, fitted shelving.

Bedroom: 4.04m MAX x 2.00m
Double glazed window to rear aspect, double panelled radiator, fitted shelving, wardrobe and top boxes.

Shower Room:
Modern fitted shower room with walk in glazed shower cubicle with Triton electric shower unit, low flush WC, wash hand basin with mono tap, tiled splashbacks, chrome towel radiator x2, recessed LED downlights, double glazed window to rear aspect.

Parking:
Within the road (permit parking.)

Front Garden:
Retaining front wall with path to front door. Low maintenance front garden laid to shingle.

Rear Garden:
Low maintenance rear garden again laid to shingle with timber fencing to 3 sides, mature shrubs.

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

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Home
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