

£415,000

Council Tax Band: C
Energy Efficiency Rating: TBC

Mayfield Road, Bath. BA2 3QA.

Home Estate Agents are pleased to offer this immaculate substantial stone built three storey end terrace property, maintained to a good standard by the current owners and situated in a sought after location. The benefits include gas heating, double glazing and an abundance of historic character. Early viewings advised. Please call 01225 463006 to arrange ain internal inspection.









Home Estate Agents are pleased to offer this immaculate and substantial stone built three storey end of terraced property, maintained to a good standard by the current owners and situated in a sought after location.
The benefits include gas heating, double glazing and an abundance of historic character.
The property briefly comprises a lounge, dining room, kitchen, conservatory, three double bedrooms and a bathroom, as well as areas of hall, lobby and landing.
There is a low maintenance area to the front, whilst the rear garden is very secluded and laid mainly to patio and landscaping.
Locally, there is the extremely useful Linear Park Cycle Path, as well as an array of new gyms.
The shops and cafés of Moorland Road are within easy reach as well as plenty of good primary and secondary schools. Local restaurants include The Moorfields and Aradaella Lebanese. Oldfield Park Train Station is also close by. The property offers good access to the city centre, the universities and Bristol beyond. Early viewings advised.

Lobby:
Double glazed door to front aspect, double glazed window over, Dado rail, ornamental ceiling.

Entrance Hall:
Part glazed door to front aspect, period style window over, Dado rail, built in cupboard containing fuse box and electricity meter, ornamental ceiling, stairs rising to first floor landing.

Lounge: 3.54m x 3.25m
UPVC double glazed bay window to front aspect, radiator, fireplace surround with real flame gas fire, panoramic views towards the Crescents.

Dining Room: 4.25m MAX x 4.02m MAX
UPVC double glazed window to rear aspect, radiator, built in shelving.

Kitchen: 3.54m x 1.94m
Part glazed door to side aspect, UPVC double glazed window to side aspect, range of base and wall mounted units, 1½ bowl ceramic single drainer sink unit with mixer tap, integrated cooker hood, plumbing for washing machine, plumbing for dishwasher, tiled splashbacks.

Conservatory: 3.6m x 2.15m
Part glazed door to rear aspect, single glazed windows to rear and side aspects, Worcester gas boiler, floor tiles, spectacular views towards Royal Crescent.

First Floor Landing:
Built in storage cupboard, ornamental banister, doors to all rooms.

Stairwell:
Built in cupboards, stairs rising to top floor.

Bedroom: 3.58m x 2.8m
2x UPVC double glazed windows to front aspect, radiator, views.

Bedroom: 4.06m x 2.57m
UPVC double glazed window to rear aspect, radiator, views.

Bathroom:
UPVC double glazed window to rear aspect, wash basin within vanity unity, panelled bath with shower over, WC, heated towel rail, wall tiles.

Second Floor:
Bedroom: 4.2m x 3.21m
Velux window to rear aspect, radiator, eaves storage cupboards, spectacular panoramic views.

Front Garden:
Landscaped garden with an array of flowerbeds and shrubs, gas meter, views towards the Crescents and the northern slopes.

Rear Garden:
Laid mainly to patio, flower beds and shrubs, various areas of landscaping, side pedestrian access, views towards northern slopes.

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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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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