

£349,500

Council Tax Band: B
Energy Efficiency Rating: E

Beckhampton Road, Bath, BA2 3LL.

An excellent opportunity has arisen to purchase this substantial stone built, two double bedroomed bay fronted property set in this highly sought after location close to all local amenities.The benefits include gas heating, double glazing and no onward chain. An early viewing is strongly advised. Please call 01225 463006 to arrange an internal inspection.









Home Estate Agents are pleased to bring to the market this well located, stone built two double bedroomed bay fronted period property situated within one of the most sought after streets in Oldfield Park.
The property enjoys a good sized and well proportioned rear garden, historic character and an abundance of potential.
The spacious accommodation briefly comprises:- a lounge, dining room, kitchen, two double bedrooms and a bathroom, as well as areas of hall, lobby and landing.
Whilst the front garden is low maintenance, the rear is secluded and laid mainly to lawn and patio.
The benefits locally include a good variety of primary and secondary schools, as well as a veritable choice of interesting cafés and shops in Moorland Road.
Oldfield Park Train Station is particularly useful and there are plentiful local bus services as well.
The property is offered to the market with no onward chain an early inspection is advised.
Please call 01225 463006 to arrange an internal inspection.

Entrance Lobby:
Period style door to front aspect, window over, gas meter, period style cornicing.

Entrance Hall:
Part glazed period style door to front aspect, radiator, fuse box and electricity meter, period style cornicing, stairs rising to first floor landing.

Lounge: 3.55m x 3.16m
UPVC double glazed bay window to front aspect, radiator, electric fire.

Dining Room: 3.7m x 3.59m
UPVC double glazed window to rear aspect, radiator, understairs cupboard.

Kitchen: 3.34m x 2.01m
Part glazed door to side aspect, UPVC double glazed windows to side and rear aspects, radiator, range of base and wall mounted units, single drainer stainless steel sink unit, tiled splashbacks, plumbing for washing machine.

First Floor Landing:
Radiator, loft access, built in cupboard with period style door, ornamental banister.

Bedroom: 4.44m x 3.63m
2x UPVC double glazed windows to front aspect, radiator, built in cupboard, views.

Bedroom: 3.68m x 2.8m
UPVC double glazed window to rear aspect, radiator, built in cupboard containing immersion tank.

Bathroom:
UPVC double glazed window to rear aspect, radiator, pedestal wash basin, panelled bath, WC, shower cubicle with Triton electric shower, tiled splashbacks, wall tiles.

Front Garden:
Low maintenance garden laid to patio and landscaping.

Rear Garden:
Laid mainly to lawn and patio, flower beds and shrubs, 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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20 Beckhampton Road,
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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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