

£325,000

Council Tax Band: C
Energy Efficiency Rating: E

Poplar Close, Bath. BA2 2HY.

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The benefits include gas heating, double glazing, larger than average rear gardens and no onward chain.
The spacious accommodation briefly comprises: - entrance hall, through lounge/diner, kitchen, breakfast room, 3 bedrooms, bathroom, generous gardens to front and rear and on street parking.
The further benefits include close proximity to great local schooling, renowned cycle track and amenities within Oldfield park.
An early inspection is advised. Please call 01225 463006 to arrange an internal inspection.

Entrance Hall:
Entered via double glazed front door, stairs rising to first floor landing, radiator, telephone point, door to:-

Lounge/Diner: 5.51m x 3.27m
Double aspect room with double glazed windows to front and rear aspects, gas fire with back boiler serving central heating and hot water, wall light points, radiator, serving hatch to kitchen.

Kitchen: 3.40m x 2.43m
Double drainer stainless steel sink unit with mixer tap over, range of base level and wall units, tiled splashbacks, fitted oven, hob and extractor, fitted work surfaces, space for fridge/freezer, plumbing for washing machine, understairs cupboard with electric meter, fitted pantry, double glazed window and door to rear.

Breakfast Room: 2.95m x 2.12m
Double glazed window to front aspect, radiator.

First Floor Landing:
Fitted cupboard, doors to:-

Bedroom: 3.74m x 3.08m
Double glazed window to front aspect, radiator, over stairs cupboard..

Bedroom: 3.73m x 3.32
Double glazed window to front aspect, radiator, over stairs cupboard.

Bedroom: 2.56m x 2.31m
Double glazed window to rear aspect, radiator, airing cupboard with hot water tank.

Bathroom:
Modern suite of panelled bath with electric shower over, pedestal wash hand basin, double glazed window to rear aspect, radiator, tiled splashbacks.

Separate WC:
Matching low flush WC, radiator, corner wash hand basin, double glazed window to rear aspect.

Parking:
Parking is available within the close.

Front Garden:
Open plan front garden laid to lawn with path to front door.

Rear Garden:
Good sized rear garden laid to lawn and flower borders.
Timber store, hedging and access to small 'secret garden' seating area.

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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Bath,
BA2 2HY.

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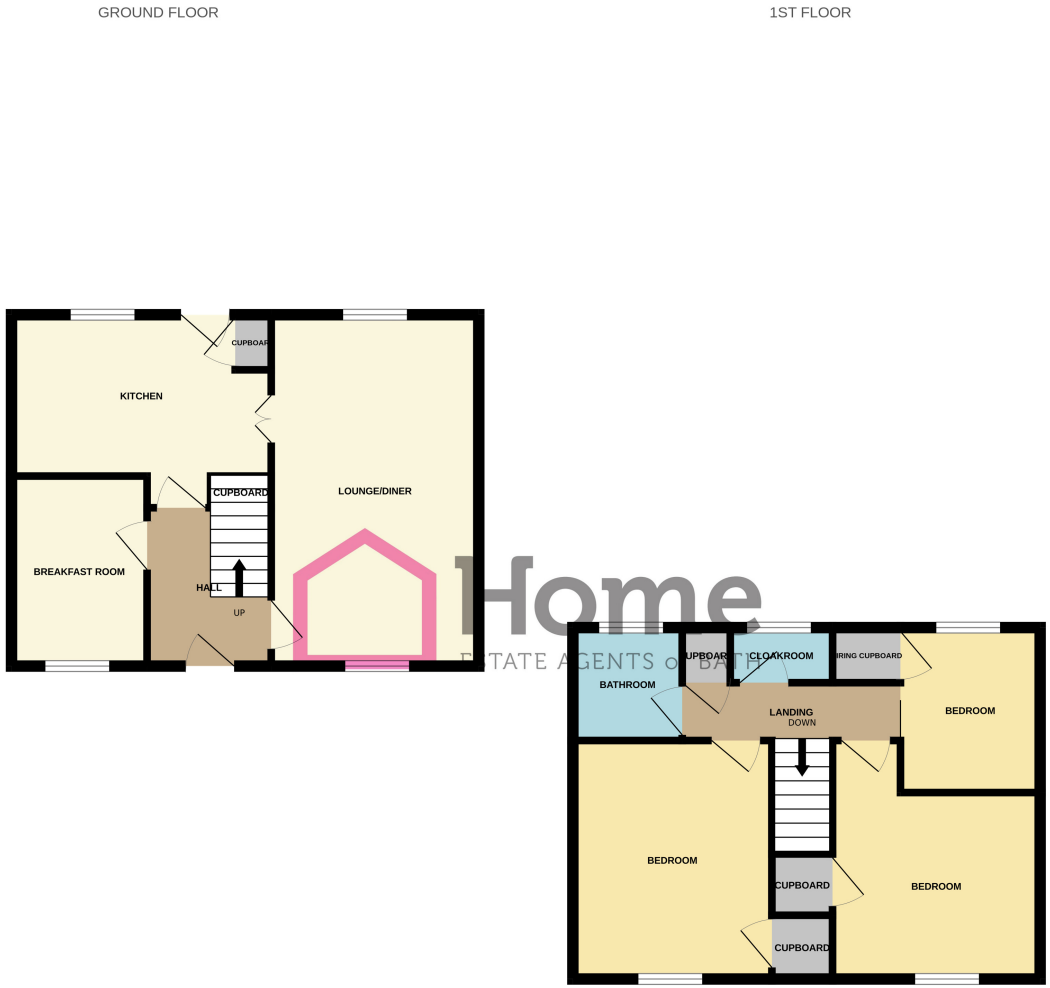
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Home
ESTATE AGENTS of BATH



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