

£425,000

Council Tax Band: D
Energy Efficiency Rating: D

Bay Tree Road, Bath, BA1 6NB.

Home Estate Agents of Bath are favoured with the instructions to market this elevated, 3 bedroomed semi detached family home situated in a popular residential location within Fairfield Park. The property enjoys far reaching views to the front elevation, together with great access to Larkhall and the city. Early viewings strongly advised. Please call 01225 463006 to arrange an internal inspection.









Home Estate Agents of Bath are favoured with the instructions to market this elevated 3 bedroomed semi detached family home situated in a popular residential location within Fairfield Park.
The property enjoys far reaching views to the front elevation, together with great access to Larkhall, the city and close proximity to local schools for all ages.
The spacious accommodation briefly comprises:- entrance hall, bay fronted lounge, dining room with patio doors to the rear garden, kitchen with utility room off. Upstairs, there are 3 bedrooms and an updated shower room.
The further benefits include gas heating, double glazing, good sized terraced gardens to the rear, excellent access to the M4 and local amenities in Camden.
An early inspection is advised as these types of properties rarely stay on the open market for long.
Phone 01225 463006 to arrange an internal appointment.

Entrance Hall:
Entered via double glazed front door with double glazed side path, tiled and laminated flooring, radiator, stairs rising to first floor landing, understairs cupboard with gas central heating boiler and electric meter, doors to:-

Lounge: 3.62m x 3.42m
Double glazed window to front aspect, enjoying unrivalled views, double panelled radiator, TV and telephone point.

Dining Room: 3.68m x 2.95m
Double glazed patio doors to rear aspect and gardens, laminated flooring, double panelled radiator, picture rails.

Kitchen: 2.68m x 2.17m
1½ bowl single drainer stainless steel sink unit with mixer tap over, range of base level and wall units, fitted work surface, plumbing for dishwasher, space for electric cooker with extractor fan over, double glazed windows to side and rear aspects and double glazed door to:-

Utility Room: 2.19m x 1.45m
Plumbing for washing machine, space for fridge/freezer, glazing to side and rear aspects and casement door to side aspect, fitted power and lighting.

First Floor Landing:
Access to loft, double glazed window to side aspect, airing cupboard with hot water tank, doors to:-

Bedroom: 3.65m x 2.31m (with wardrobe.)
Double glazed window to rear aspect, radiator, range of fitted wardrobes with top boxes.

Bedroom: 3.63m x 2.94m
Double glazed window to front aspect, enjoying far reaching views, radiator.

Bedroom: 2.56m x 2.24m
Double glazed window to front aspect, again enjoying far reaching views, radiator.

Shower Room:
Modern fitted shower room with walk-in shower cubicle with mixer shower over, low flush WC, wash hand basin, radiator and double glazed window to rear aspect.

Parking:
Within the road.

Front Garden:
Retaining front wall with gate and steps to front door. Front garden mainly laid to lawn with small rockery, gated side access to: -

Rear Garden:
Terraced rear garden laid to lawn with steps up to further lawned area, hard standing with timber store with further lawned area, with fruit trees. Small lower patio area, timber fencing.

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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BA1 6BN.

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

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