

£365,000

Council Tax Band: C
Energy Efficiency Rating: C

Dorset Street, Bath, BA2 3RA

An excellent opportunity has arisen to purchase this substantial stone built three double bedroom HMO property situated in a highly sought after cul de sac location and let for a rental return of £25,000 for the next academic year.
Early viewings are advised. Please call 01225 463006 to arrange an internal inspection.









An excellent opportunity has arisen to purchase this substantial stone built three double bedroom HMO property situated in a highly sought after cul de sac location and let for a rental return of £25,000 for the next academic year.
The benefits include gas heating, double glazing and an abundance of historic character.
The property briefly comprises a lobby, hall, kitchen, lounge/dining room, utility room, cloakroom, bathroom, landing and three double bedrooms.
Externally, there is a low maintenance front garden. To the rear, the garden is laid mainly to lawn and patio. There could be potential for parking subject to gaining the necessary consents.
The shops and cafés of Moorland Road are in very close proximity as well as the Oldfield Park Train Station.
There are various new gyms in the area.
The property offers good access to the city centre, the Universities and Bristol beyond.
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Please call 01225 463006 to arrange an internal inspection.

Entrance Lobby:
Part glazed wooden door to front aspect, window over, electric meter and fuse box.

Entrance Hall:
Part glazed period style door to front aspect, window over, radiator, ornamental plaster work, stairs rising to first floor landing.

Bedroom: 3.68m MAX x 3.63m MAX
UPVC double glazed window to front aspect, radiator, fireplace alcove, stripped wooden floorboards, pleasant aspect to street.

Lounge/Dining Room: 3.78m x 3.64m
Period style window to rear aspect, radiator, understairs cupboard.

Kitchen: 2.9m x 2.19m
Single glazed window to side aspect, range of base and wall mounted units, single drainer stainless steel sink unit, laminate flooring, Worcester gas boiler.

Utility Room
UPVC part double glazed door to side aspect, built in cupboard, laminate flooring.

Conservatory: 2.09m x 2.04m
Part glazed door to rear aspect, 2x windows to rear aspect, plumbing for washing machine.

Cloakroom:
UPVC double glazed window to side aspect, radiator, wash basin, tiled splashback, WC, floor tiles.

Bathroom:
UPVC double glazed window to rear aspect, radiator, pedestal wash basin, panelled bath with shower attachment, shower cubicle, floor tiles.

First Floor Landing:
UPVC double glazed window to rear aspect, loft access, period style doors to all rooms.

Bedroom: 4.78m x 3.63m
UPVC double glazed windows to front aspect, radiator, pleasant aspect to street.

Bedroom: 3.66m x 3.08m
UPVC double glazed window to rear aspect, radiator, pleasant garden aspect.

Garage/Parking:
Potential for off road parking to the rear subject to the necessary planning consents.

Front Garden:
Laid mainly to patio with low maintenance landscaping, gas meter.

Rear Garden:
Laid mainly to lawn with patio area, 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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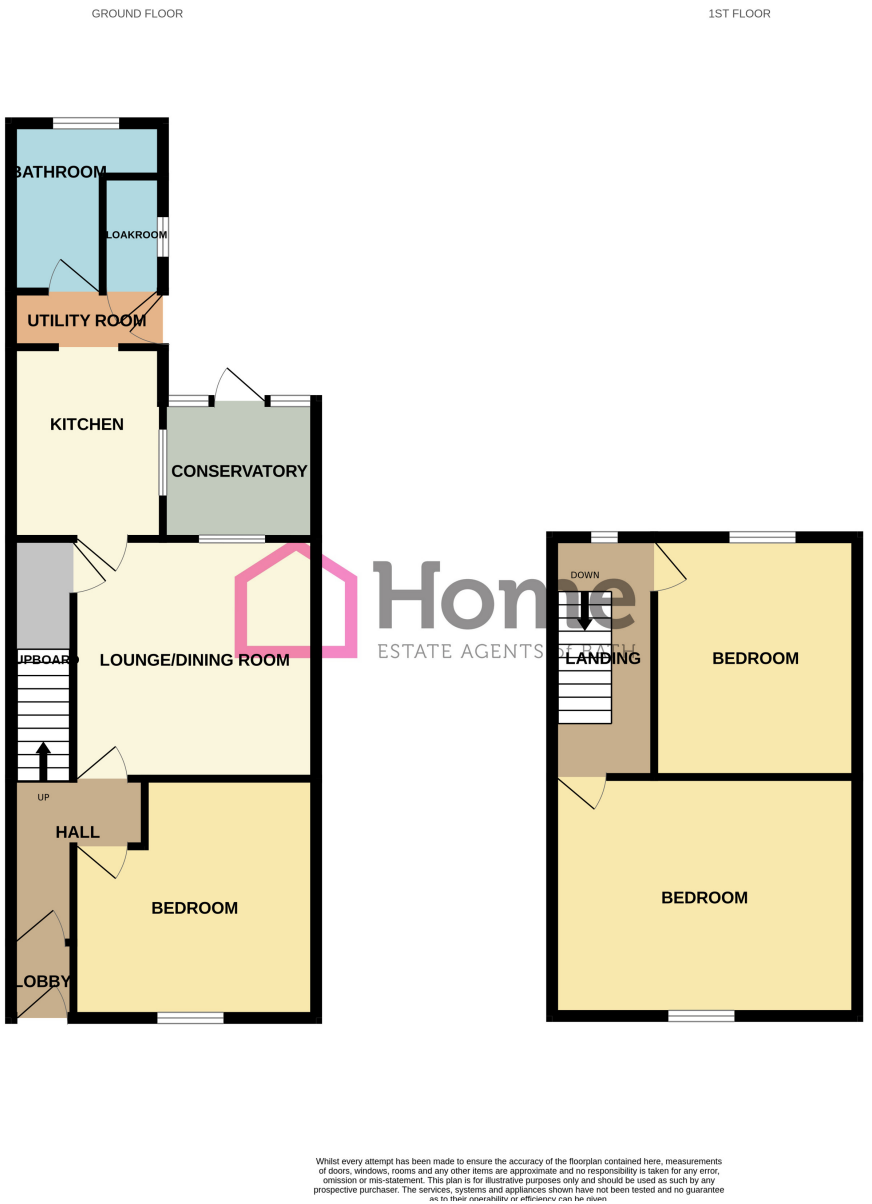
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