

£465,000

Council Tax Band: C
Energy Efficiency Rating: D

Triangle North, Bath, BA2 3JB

A very rare opportunity has arisen to purchase this stunning four double bedroom HMO with a Cerfiticate of Lawful Use let for the next academic year with a rental return of £38,400 per annum. The benefits include gas heating, double glazing and an abundance of historic character. Please call 01225 463006 to arrange an internal inspection.









A very rare opportunity has arisen to purchase this stunning four double bedroom HMO with a Certificate of Lawful Use let for the next academic year with a rental return of £38,400 per annum.
The benefits include gas heating, double glazing and an abundance of historic character.
The property briefly comprises a lobby, hall, kitchen, lounge/dining room, shower room, landing, four double bedrooms, bathroom and a study as well.
Externally, there is a low maintenance garden to the front. The rear garden is laid mainly to landscaping.
Well known to us for many years, this amazing property is situated in a highly sought after location very close to the shops and cafés of Moorland Road. There are various gyms nearby as well as the Linear Park Cycle Path. Local restaurants include The Moorfields and Café 84. Oldfield Park Train Station is within very close proximity.
The property offers extremely good access to the City Centre, the Universities and Bristol beyond.
Please call 01225 463006 to arrange an internal inspection.

Entrance Lobby:
UPVC part double glazed door with ornamental glass to front aspect, UPVC double glazed window over, gas meter, floor tiles.

Entrance Hall:
Part glazed door to front aspect, window over, UPVC part double glazed door to side aspect, radiator with ornamental cover, electric meter and fuse box, dado rail, period style ceiling cornice, stripped wooden floorboards, understairs cupboard, stairs rising to first floor landing.

Bedroom: 3.49m x 3.21m
UPVC double glazed bay window to front aspect, radiator, period style fireplace surround, period style plasterwork, period style ceiling cornice, views.

Bedroom: 3.66m x 3.21m
UPVC double glazed window to rear aspect, radiator, fireplace surround, period style built in cupboards.

Kitchen: 3.5m x 3.06m
Period style window to rear aspect, period style window to side aspect, UPVC double glazed window to side aspect, radiator, range of base and wall mounted units, double ceramic sink with mixer tap, plumbing for washing machine, tiled splashbacks, Worcester gas boiler.

Lounge/Dining Room: 2.69m x 1.99m
UPVC double glazed window to rear aspect, Velux window, radiator, pleasant garden aspect.

Shower Room:
UPVC double glazed window to side aspect, wash basin, shower cubicle with Triton electric shower, WC, heated towel rail, tiled splashback, wall tiles.

First Floor Landing:
Period style window to side aspect, radiator, loft access, period style banister, dado rail.

Bedroom: 4.37m x 3.57m
UPVC double glazed bay window to front aspect, radiator, period style built in cupboard, spectacular south facing panoramic views towards Bloomfield Crescent.

Bedroom: 3.66m x 3.21m
UPVC double glazed window to rear aspect, radiator, built in cupboard, views towards Lansdown.

Study: 3.04m MAX x 2.62m MAX
UPVC double glazed window to rear aspect, radiator, spectacular panoramic views towards Lansdown Crescent, Cavendish Crescent, Somerset Place and the Northern Slopes.

Bathroom:
Period style window to side aspect, pedestal wash basin, panelled bath with shower over, WC, heated towel rail, wall tiles, laminate flooring.

Front Garden:
Laid mainly to low maintenance landscaping with mature hedge and ornamental tiling, views.

Rear Garden:
Laid mainly to low maintenance landscaping and patio, flower beds and shrubs, views towards Lansdown Crescent, 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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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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