

Home
ESTATE AGENTS of BATH

£399,950

Council Tax Band: C
Energy Efficiency Rating: D

Ivy Avenue, Bath, BA2 1AL

An excellent opportunity has arisen to purchase this substantial stone built two double bedroom with loft room property situated in a highly sought after cul de sac location and believed to date from around 1901. The benefits include gas heating, double glazing and a very substaintial garage building. Early viewings strongly advised. Please call 01225 463006 to arrange an internal inspection.


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The benefits include gas heating, double glazing and a very substantial garage building.
The property briefly comprises a lounge, reception room, kitchen, dining room, two double bedrooms, bathroom, loft room, as well as areas of hall, landing and lobby. Externally, there is a low maintenance garden to the front. The rear garden is laid mainly to lawn and patio. Of particular note is the separate garage building, which could be converted to a garden office subject to the necessary consents and has a conservatory attached.
The shops and cafés of Moorland Road are nearby. There is an assortment of good schools in the area. Various new gyms are in close proximity, as well as the Linear Park Cycle Path. Local restaurants include The Moorfields and Café 84. Oldfield Park Train Station is within easy reach. The property offers good access to the City Centre, the Universities and Bristol Beyond.
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Entrance Lobby:
UPVC part double glazed door to front aspect, UPVC double glazed window over, laminate flooring.

Entrance Hall:
Part glazed door to front aspect, radiator, cupboard containing fuse box and electric meter, ornamental ceiling, stairs rising to first floor landing.

Lounge: 3.56m x 3.21m
2x UPVC double glazed windows to front aspect, radiator, fireplace alcove with electric fire, ornamental ceiling, pleasant aspect towards street.

Reception Room: 4.26m MAX x 3.76m MAX
Radiator, fireplace surround with electric fire, understairs cupboard.

Dining Room: 2.69m x 2.36
Radiator and open plan aspects.

Kitchen: 5.63m MAX x 4.08m MAX
UPVC part double glazed door to rear aspect, 2x UPVC double glazed windows to rear aspect, roof light ornamental radiator, range of base and wall mounted units, 1½ bowl single drainer stainless steel sink unit with mixer tap, integrated electric hob, cooker, integrated cooker hood, plumbing for washing machine, tiled splashbacks, pleasant garden aspect.

First Floor Landing:
Loft access, ornamental banister, panelled doors to all rooms.

Bedroom: 4.31m x 3.57m
2x UPVC double glazed windows to front aspect, radiator, built in cupboards.

Bedroom: 3.72m x 2.58m
UPVC double glazed window to rear aspect, radiator, built in cupboards containing Worcester gas boiler and immersion tank.

Bathroom:
UPVC double glazed window to rear aspect, radiator, wash basin within vanity unit, panelled bath, WC, shower with choice of attachments, wall tiles.

Second Floor
Loft Room: 4.25 x 3.21
Velux window to front aspect, 2x Velux windows to rear aspect, spectacular views.

Parking:
Substantially large garage with electric security door and UPVC double glazed window. Various work benches and attached conservatory.

Front Garden:
Landscaped low maintenance garden laid mainly to patio and shrubs, gas meter, spectacular views towards Sion Hill.

Rear Garden:
Laid mainly to lawn and patio with flower beds and shrubs, west facing with spectacular views towards Cavendish Crescent and Lansdown Crescent.

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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24 Ivy Avenue,
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BA2 1AL.

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

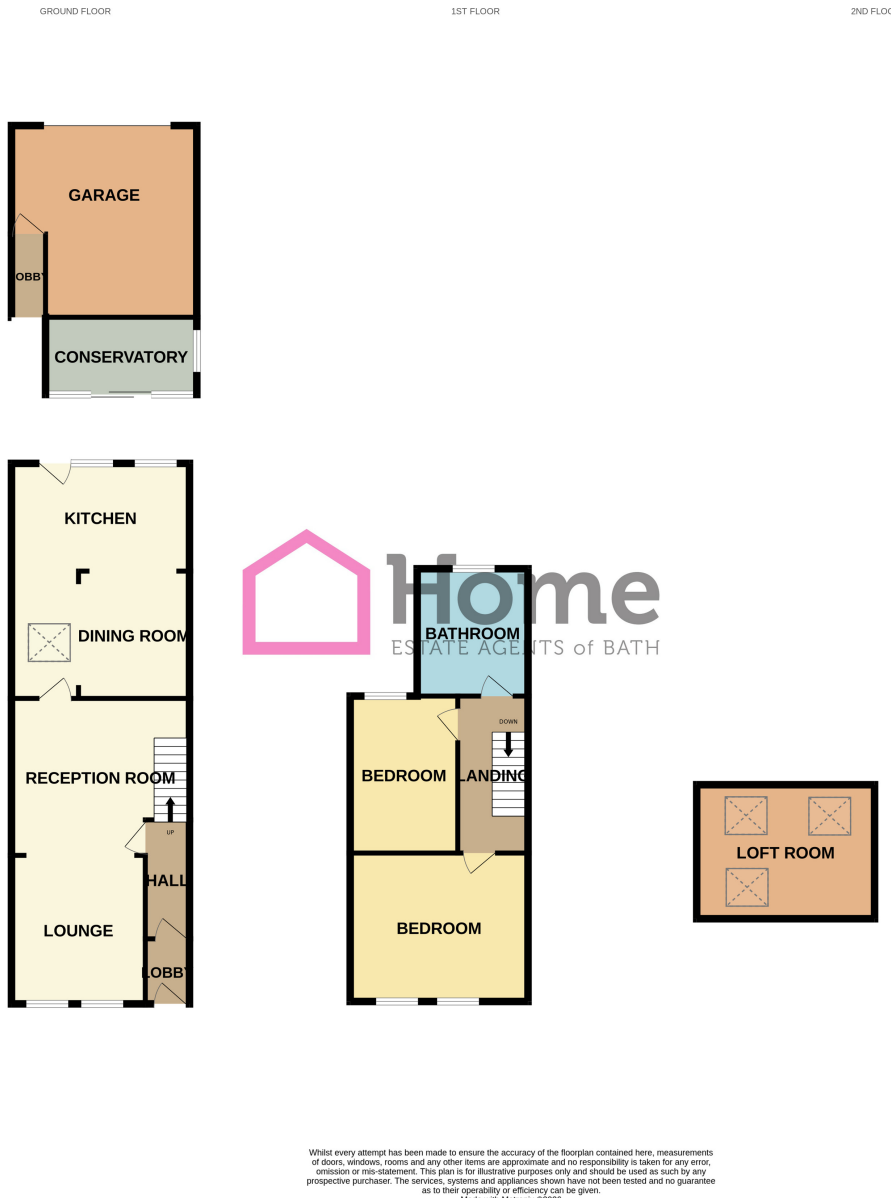
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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