

£325,000

Council Tax: C
Energy Efficiency Rating: D

Whiteway Road, Bath. BA2 2RG.

An excellent opportunity has arisen to purchase this spacious 3 bedroomed semi detached family home situated in an elevated location, enjoying far reaching and spectacular views of Englishcombe and beyond. The beneifts include gas heating, double glazing, spacious loft room, conservatory, undercroft, stunning views, double garage and no onward chain. To arrange an internal viewing, phone 01225 463006.









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The benefits include gas heating, double glazing, spacious loft room, conservatory, under croft, stunning views, double garage and no onward chain.
The family sized accommodation briefly comprises:- entrance porch, entrance hall, lounge, kitchen/diner, full width conservatory, 3 upstairs bedrooms, house bathroom and useful loft room. Outside, there are gardens to the front with additional side garden and terraced rear gardens. There is a service road to the side, giving access to a large double garage. Early viewings are advised. Please call 01225 463006 to arrange an internal inspection.

Entrance Hall:
Entered via replacement front door, tiled flooring, radiator, glazed door to:-

Inner Hallway:
Wooden flooring, stairs rising to first floor landing, coving, white panelled door to:-

Lounge: 4.34m x 3.76m
Double glazed window to front aspect, radiator, wood flooring, wooden fire surround, coving, dado rail, white panelled door to:-.

Kitchen/Dining Room: 4.68m x 3.13m
1½ bowl polycarbonate sink unit, full range of 'limed' oak fronted base level cupboard and drawers, matching wall units, fitted work surfaces and breakfast bar, matching dresser unit, gas hob and fitted oven, integrated dishwasher and plumbing for washing machine, coving, fitted downlights, tiled flooring, radiator, understairs cupboard with consumer unit, double glazed double doors to:-

Conservatory: 4.36m x 2.67m
Double glazed windows to rear and side, giving stunning far reaching views, tiled floors, radiator, double glazed double doors to side.

First Floor Landing:
Coved ceiling, white panel door to loft room and white panelled doors to:-

Bedroom: 3.94m x 2.86m
Double glazed window to front aspect, coved ceiling, radiator, fitted bedroom furniture together with built in wardrobe and cupboard.

Bedroom: 3.19m x 2.64m
Double glazed window to rear aspect, radiator, stunning views of open countryside and Englishcombe Village beyond, laminated flooring, coved ceiling, fitted wardrobes and fitted downlights.

Bedroom: 2.02m x 1.77m
Double glazed window to front aspect, double panelled radiator, coving, fitted downlights, fitted wardrobe and chest of drawers.

Loft Room: 3.79 m x 3.77 (Reduced Headroom)
Velux window to rear aspect, again enjoying spectacular views, fitted desk with chest of drawers, wardrobe, under eaves storage, radiator, fitted downlights.

Bathroom: 2.21m x 1.95m
Suite of corner jacuzzi bath with mixer tap and shower attachments, low flush WC with concealed cistern, inset wash hand basin with unit and drawers below, tiled walls and flooring, white towel radiator, downlights, shaver socket and double glazed window to rear aspect.

Garage/Parking:
Service road to the side giving access to large detached double garage with up and over door, further door to side.

Front Garden:
Retaining front wall with path to front door, low maintenance front garden laid to shingle and mature shrubs, gated side access to:-

Rear Garden:
Small side patio with gravel, further patio and decked area, step down to parking and garage, steps up to patio area with railing, large under crofts giving further storage.

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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167 Whiteway Road,
Bath,
BA2 2RG.

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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