

£260,000

Council Tax Band: B
Energy Efficiency Rating: C

Clyde Gardens, Bath. BA2 1DG.

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The property briefly comprises a porch, hall, kitchen, lounge/dining room, as well as a landing, two double bedrooms and a bathroom.
Externally, there is a low maintenance garden to the front. The rear garden is laid mainly to lawn with a patio area and is very secluded.
There is a private parking space as well as a garage in a secure block.
The shops and cafés of Moorland Road are within easy reach as well as a selection of new gyms. There is a Costa Coffee within very close proximity.
There is an abundance of good schools nearby.
The property offers good access to the city centre, the Universities and Bristol beyond.
Early viewings strongly advised. Please call 01225 463006 to arrange an internal inspection.

Entrance Porch:
Wooden door to side aspect, double glazed window to side aspect, double glazed window to front aspect, built in shelving, electric meter and fuse box.

Entrance Hall:
Glazed door to front aspect, radiator, built in cupboard, laminate flooring.

Lounge/Dining Room: 5.1m MAX x 3.96m MAX
UPVC double glazed door to rear aspect, UPVC double glazed window to rear aspect, 2x radiators, laminate flooring, stairs rising to first floor landing, pleasant garden aspect.

Kitchen: 2.99m MAX x 2.68m MAX
UPVC double glazed window to front aspect, range of base and wall mounted units, single drainer stainless steel sink with mixer tap, integrated electric hob, cooker, integrated cooker hood, dishwasher, plumbing for washing machine, tiled splashbacks, Vaillant gas boiler, pleasant aspect to street.

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

Bedroom: 3.94m x 2.68m
UPVC double glazed window to front aspect, radiator, spectacular views towards Lansdown.

Bedroom: 3.96m MAX x 2.96m MAX
UPVC double glazed window to rear aspect, radiator, built in cupboard, spectacular panoramic views.

Bathroom:
Pedestal wash basin, panelled bath with Mira electric shower over, WC, radiator, built in cupboard, fully tiled walls.

Garage/Parking:
Private parking space, garage within block.

Front Garden:
Laid mainly to 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

Agents Notes:
Tenure: Leasehold
Length Of Lease: Remainder of 999 Year lease
Ground rent: £12 per annum/£6 per 6 months.

Vendor's Note:
We've loved living here as working professionals and, more recently, starting our family. The location has been a real highlight, with easy walks into town, regular buses, the cycle path into Bristol and great local shops and community events nearby.
With significant investment planned for Twerton over the next 10 years, it's an exciting time for the area.
The house has been easy to maintain, economical to run and offers plenty of handy storage. Parking has also been a bonus, with space usually available outside and our own space in front of the garage as a back up.

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10 Clyde Gardens,
Bath,
BA2 1DG.

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

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Home
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