

£500,000

Council Tax Band: D
Energy Efficiency Rating: E

West Avenue, Bath. BA2 3QD.

An excellent opportunity has arisen to purchase this stunning and substantial stone built three double bedroom detached period property in a highly sought after location. The benefits include gas heating, double glazing and an abundance of historic character. An early inspection is highly recommended. Phone 01225 463006 to arrange an internal inspection.




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An excellent opportunity has arisen to purchase this stunning and substantial stone built three double bedroom detached period property in a highly sought after location.
The benefits include gas heating, double glazing and abundance of historic character.
The property briefly comprises a lounge, reception room, kitchen, dining room, landing, three well proportioned double bedrooms, a bathroom and a shower room.
Externally, there is a low maintenance landscaped garden to the front. The rear garden is laid mainly to lawn and decking with a west facing aspect and spectacular panoramic views. The property is particularly well located for an abundance of good schools. The shops and cafés of Moorland Road are nearby. Local restaurants include The Moorfields and Café 84. There are a selection of gyms in the area, as well as the Linear Park Cycle Path. Oldfield Park Train Station is within very easy reach. The property offers easy access to the city centre, the Universities and Bristol beyond.
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Ground Floor:
Lounge: 4.47m x 3.7m
UPVC double glazed bay window to front aspect, 2x radiators, period style fireplace surround, ornamental plasterwork, cupboard containing electric meter.

Reception Room: 4.49m x 3.72m
2x UPVC double glazed windows to rear aspect, radiator, ornamental banisters, stairs rising to first floor landing, spectacular panoramic views.

Lower Ground Floor
Kitchen: 4.87m x 2.66m
UPVC double glazed patio doors to rear aspect, UPVC double glazed windows to rear and side aspects, range of base and wall mounted units, 1½ bowl sink with mixer tap, integrated cooker hood, dishwasher, integrated freezer, plumbing for washing machine, laminate flooring, pleasant garden aspect.

Dining Room: 4.2m MAX x 3.62m MAX
Door to side aspect ground floor, radiator, ornamental panelling, laminate flooring.

Bedroom: 3.75m MAX x 2.87m MAX
UPVC double glazed window to front aspect, UPVC double glazed window to side aspect, radiator, built in cupboard containing fuse box.

En Suite:
Wash basin within vanity unit, shower cubicle with electric shower, WC, heated towel rail, built in shelving, tiled walls, floor tiles.

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

Bedroom: 3.65m MAX x 3.57m MAX
2x UPVC double glazed windows to rear aspect, radiator, built in cupboard containing Worcester gas boiler, pleasant garden aspect, spectacular panoramic views.

Bedroom: 3.79m x 2.81m
UPVC double glazed window to front aspect, radiator.

Bathroom:
UPVC double glazed window to front aspect, wash basin within vanity unit, panelled bath with choice of shower attachments over, WC, heated towel rail, fully tiled walls, floor tiles.

Front Garden:
Low maintenance front garden laid mainly to landscaping.

Rear Garden:
Laid mainly to lawn and decking, flower beds and shrubs, side pedestrian access, spectacular panoramic views.

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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