

£312,000

Council Tax Band: C
Energy Efficiency Rating: C

Abingdon Gardens, Bath, BA2 2UY.

An excellent opportunity has arisen to purchase this stunning modern three bedroom property recently upgraded by the owner and situated in a highly sought after cul de sac location. The benefits include gas heating, double glazing and a garage in a block.
Please call 01225 463006 to arrange an internal inspection.









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The property briefly comprises a hall, lounge/dining room, kitchen, landing, three good sized bedrooms and a bathroom.

The front garden is secluded and laid mainly to lawn. The rear garden is laid to lawn and patio with a magnificent aspect towards mature trees.

This peaceful cul de sac is located near the Wellsway. There are a selection of shops nearby including the legendary Taylor's Bagels.

The property is within easy reach of Bear Flat as well. There is good access to the city centre, the Universities and Bristol beyond. Early viewings strongly advised.

Phone 01225 463006 to arrange an internal appointment.

Entrance Hall:
UPVC door to front aspect, radiator, fuse box, built in cupboard, floor tiles, stairs rising to first floor landing.

Lounge/Dining Room: 4.87m x 3.58m
UPVC part double glazed door to rear aspect, UPVC double glazed window to rear aspect, radiator, pleasant garden aspect.

Kitchen: 3.87m x 2.94m
UPVC double glazed window to front aspect, radiator, range of base and wall mounted units, single drainer stainless steel drainer unit with mixer tap, integrated electric hob, electric cooker, integrated cooker hood, plumbing for washing machine, Worcester gas boiler, tiled splashbacks, floor tiles.

First Floor Landing:
Loft access, built in cupboard containing immersion tank, further built in cupboard, panelled wooden doors to all rooms.

Bedroom: 3.64m x 2.8m
UPVC double glazed window to rear aspect, radiator, built in cupboard, pleasant garden aspect.

Bedroom: 3.86m x 2.8m
UPVC double glazed window to front aspect, radiator, views.

Bedroom: 2.66m x 1.99m
UPVC double glazed window to rear aspect, radiator, pleasant garden aspect.

Bathroom:
UPVC double glazed window to front aspect, radiator, pedestal wash basin, panelled bath with shower over, WC, wall tiles.

Garage:
Wooden garage attached to a block.

Front Garden:
Laid mainly to lawn with flower beds and shrubs, gas meter, electric meter.

Rear Garden:
Laid mainly to lawn and patio, flower beds and shrubs.

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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10 Abingdon Gardens,
Bath,
BA2 2UY

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

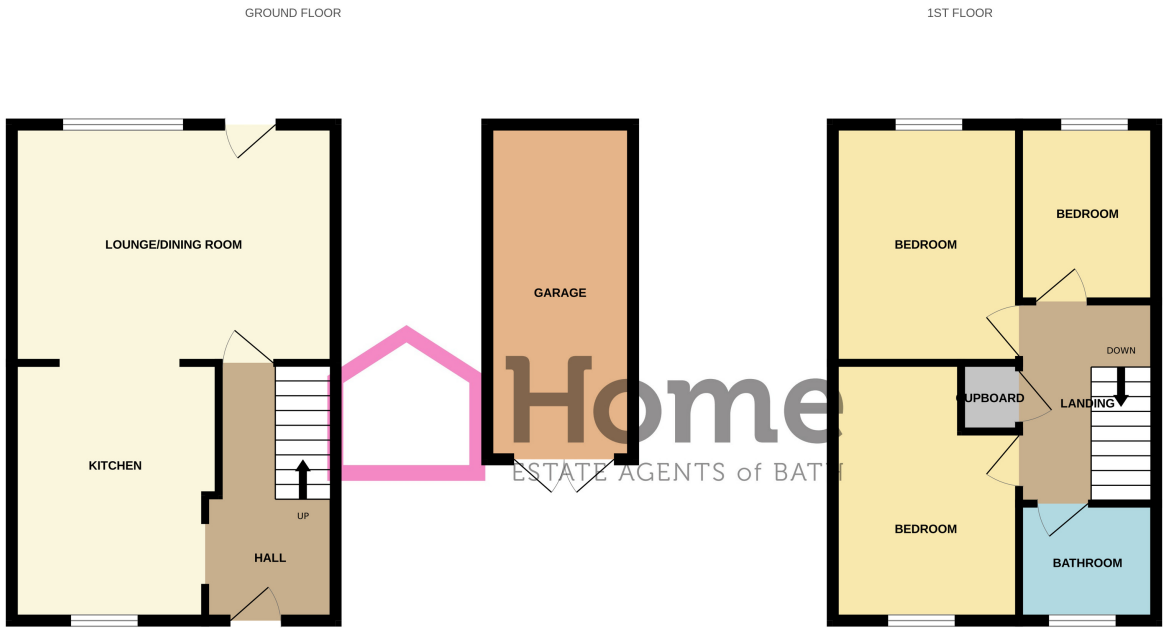
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Home
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