

£469,950

Energy Efficiency Rating: D

Mount Grove, Bath, BA2 1JS.

A rare opportunity has arisen to purchase this spacious 3/4 bedroomed, extended, stone built, semi-detached, family home situated at the end of this popular cul-de-sac, enjoying far reaching views of the city. The benefits include gas heating, double glazing, conservatory and no onward chain.
An early inspection is highly recommended. Phone 01225 463006 to arrange an internal inspection.









A rare opportunity has arisen to purchase this spacious 3/4 bedroomed, semi-detached, extended family home situated at the end of this popular cul-de-sac, enjoying far reaching views of the city.
The accommodation briefly comprises entrance hall, lounge, dining room, breakfast room, kitchen, conservatory, WC, 3/4 bedrooms and spacious upstairs bathroom.
The further benefits include gas heating (recently serviced), double glazing, garage, low maintenance gardens and no onward chain.
The property is well situated for local schooling at Roundhill Primary School and St Gregory's School and proximity to local convenience store and onward travel to Bristol and beyond.
It would be fair to say that the property could do with a little upgrading but offers the potential of a lovely family home in a sought-after location. An early inspection is highly recommended. Please call 01225 463006 to arrange an internal inspection.

Entrance Porch:
Entered via double glazed front door, double glazed windows to side aspects, tiled flooring, access to:-

Entrance Hall:
Stairs rising to first floor level, double glazed window to side aspect, cupboard housing consumer unit, radiator, access to breakfast room and door to lounge/diner.

Lounge/Diner: 7.70m x 3.92m MAX
Fitted gas fire (not tested), double glazed bay window to front aspect, TV point, radiator, dining area with serving hatch, radiator and doorway to:-

Conservatory: 3.80m x 2.71m
Double glazed door and side panels to rear aspect and decked area, polycarbonate roof, wall light point, radiator.

Breakfast Room: 3.25m x 1.95m
Window to side aspect, laminated flooring, radiator, doorway to kitchen and doorway to lobby.

Kitchen: 3.00m x 2.77m
1½ bowl stainless steel sink unit with mixer tap over, range of base level and wall units, space for fridge/freezer, plumbing for washing machine and dishwasher, electric halogen hob with fitted oven, fitted work surfaces, extractor fan, laminated flooring, double glazing window to rear aspect.

Lobby:
Door to side aspect, understairs recess with Worcester gas boiler (recently serviced).

WC:
Low flush WC, wash hand basin, double glazed window to side aspect.

First Floor Landing:
Double glazed window to side aspect, doors to:-

Bedroom: 3.93m x 3.74m
Double glazed bay window to front aspect, radiator, range of mirror fronted wardrobes.

Bedroom: 3.94m x 3.37m
Double glazed window to rear aspect, enjoying far reaching city and views beyond, radiator, built in range of wardrobes with chest of drawers, recessed lighting.

Bedroom: 3.02m x 2.78m
Double glazed window to rear aspect, again enjoying spectacular views to the rear, radiator.

Bedroom/Study: 2.26m x 1.90m
Double glazed window to side aspect, radiator, laminated flooring.

Bathroom:
Modern suite of tiled bath with electric shower over, wash hand basin with vanity cupboards below, low flush WC, tiled splashbacks, double glazed windows to front and side aspect, radiator, separate shower cubicle with electric shower, airing cupboard with hot water tap, access to loft, extractor fan.

Garage:
Shared driveway giving access to detached garage.

Front Garden:
Path to front door. Front garden laid to lawn with flower boarders and mature hedging to front and side, gated side access to:-

Rear Garden:
Steps up to large, decked area, good sized private patio, with steps down to formal garden area laid to lawn, close boarded fencing to side and rear. Large timber store. Outside tap and personal door to garage.

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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BA2 1JS

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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