

£320,000

Council Tax Band: B
Energy Efficiency Rating: D

Wedgwood Road, Bath, BA2 1NX.

Home Estate Agents are pleased to offer this end of chain, 3 bedroomed linked detached family home situated in an elevated position offering a most spacious and affordable property. The benefits include gas heating, double glazing, generous corner plot and close to local amenities and schooling. An internal inspection is highly recommended to view this no onward chain property.









Home Estate Agents are pleased to offer this end of chain, 3 bedroomed linked detached family home situated in an elevated position offering a most spacious property at an affordable price.
The property is in need of some upgrading, but benefits from gas combi central heating, double glazing, conservatory, most spacious corner plot and ideally located for the local convenience shop and schooling.
The sizeable accommodation briefly comprises:- entrance hall, lounge, dining room, kitchen, conservatory, outbuildings (ideal for conversion), 3 good sized bedrooms, shower room and separate WC.
There are generous gardens to the front, side and rear, with private side access.
Subject to the normal planning permissions, a fourth bedroom extension could be erected over the store rooms.
An internal inspection is highly recommended to view this 'no onward' chain property. Phone 01225 463006 to arrange an internal inspection.

Entrance Hall:
Entered via replacement front door, stairs rising to first floor landing, understairs cupboard, radiator, laminated flooring, door to kitchen and glazed door to:-

Lounge: 4.52 x 3.59
Double glazed window to front aspect, laminated flooring, fireplace with pine surround, archway to :-

Dining Room: 2.90m x 2.90m
Laminated flooring, radiator, door to kitchen and double glazed, double doors to conservatory.

Kitchen: 3.46m x 2.51m
1½ bowl stainless steel sink unit, range of base level and wall units, fitted gas hob, plumbing for washing machine, fitted work surfaces, laminated flooring, understairs cupboard, double glazed window to rear aspect, door to:

Lobby:
Doors to store rooms and door to rear garden.

Conservatory: 2.87m x 2.51m
Double glazed to sides and rear, radiator, fitted power and lighting, double glazed double doors to rear garden.

First Floor Landing:
Cupboard housing Worcester gas combi boiler, doors to:-

Bedroom: 3.85m x 3.23m
Double glazed window to front aspect, radiator, fitted cupboard.

Bedroom: 3.20m x 2.91m
Double glazed window to rear aspect, enjoying far reaching views, radiator.

Bedroom: 2.90m x 2.37m
Double glazed window to front aspect, access to loft, radiator.

Shower Room:
Walk in shower cubicle with electric shower unit, wash hand basin, chrome towel radiator, tiled splashbacks, double glazed window to rear aspect.

Separate WC:
Low flush WC, double glazed window to rear aspect.

Parking:
Parking within the road.

Front Garden:
Front and side gardens laid to lawn with flower borders and rockery, steps down to front door with path and gate to:-

Rear Garden:
Low maintenance rear gardens laid to patio areas, retaining wall and fencing, outside tap, far reaching countryside 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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Bath,
BA2 1NT.

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

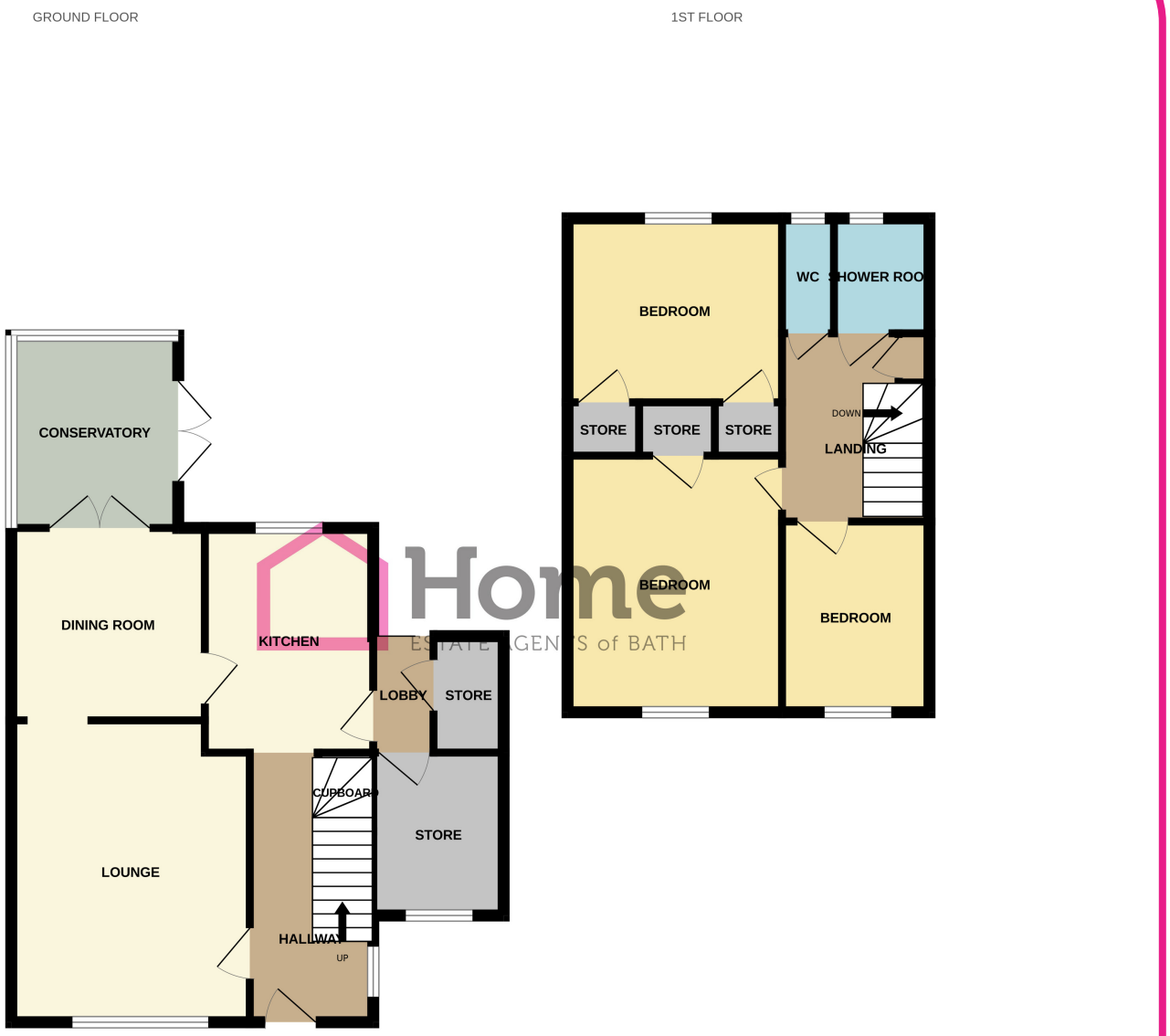
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