

£445,000

Energy Efficiency Rating: TBC

Millmead Road, Bath. BA2 3JW.

An rare opportunity to purchase this stunning period end of terraced, 3 double bedroomed stone family residence situated in a sought after location in the heart of Oldfield Park with local shops and amenities closeby in Moorland Road. The property has been sympathetically extended to both floors offering spacious and well - appointed family accommodation. An early inspection is advised.









An excellent opportunity to purchase this stunning period stone, end of terraced, family home situated in a sought-after location in the heart of Oldfield Park with the local shops and eateries close by in Moorland Road. The property has been sympathetically extended to both floors offering a diverse family accommodation. Downstairs there are 2 spacious reception rooms, one with a villager wood burner with a bath stone fireplace, leading through to a quality fitted kitchen/diner with direct access to the rear garden. Upstairs there are 3 generously proportioned bedrooms together with a modern family bathroom. The benefits include gas central heating via a modern gas combi boiler, double glazing throughout, an abundance of period features and flat, landscaped rear gardens. An early inspection is advised.

Entrance Hall
Entered via a wooden panelled door. Radiator. Coat hanging area. Coved cornices. Doorway to: -

Lounge: 3.31m x 3.02m
Double glazed squared bay window to front aspect. Stripped floorboards. Radiator. TV point. Coved cornices. Wall light points. Opening to: -

2nd Sitting Room: 4.25m x 3.35m
Stripped floorboards. Radiator. Coving. Feature bath stone fireplace with 'Villager' wood burner. Access to: -

Kitchen/Diner: 4.25m x 4.25m
Quality fitted kitchen with stainless steel sink unit with swan neck mixer tap. Full range of base level and wall units. Gas cooker point. Space for washing machine and dishwasher. High gloss 'oakwood' veneer work surfaces. Tiled splashbacks. Stainless steel canopy extractor fan. Double glazed windows to rear and side aspect. Inset LED spotlights. Under stairs cupboard. Double glazed door to rear garden.

Separate WC
With low flush WC.

First Floor Landing
Double glazed window to side aspect. Access to loft. Radiator. White panelled doors to:-

Bedroom: 4.25m x 4.00m
Beautifully crafted bath stone fireplace. Double glazed window to front aspect. Radiator.

Bedroom: 3.31m x 3.22m
Double glazed window to rear aspect. Fitted cupboard. Radiator.

Bedroom: 4.25m x 2.42m
Double glazed windows to rear aspect. Radiator.

Bathroom
Modern white suite of panelled bath with mixer shower over. Low flush WC. Wash hand basin. Tiled splashbacks. Radiator. Valliant gas combi boiler. Velux window to side aspect.

Parking
Within the road.

Front Garden
Retaining stone wall with gate and path to front door. Low maintenance front garden laid to shingle. Access and gated side access to:-

Rear Garden
Rear garden laid predominantly to lawn with mature shrubs and trees. Timber store.

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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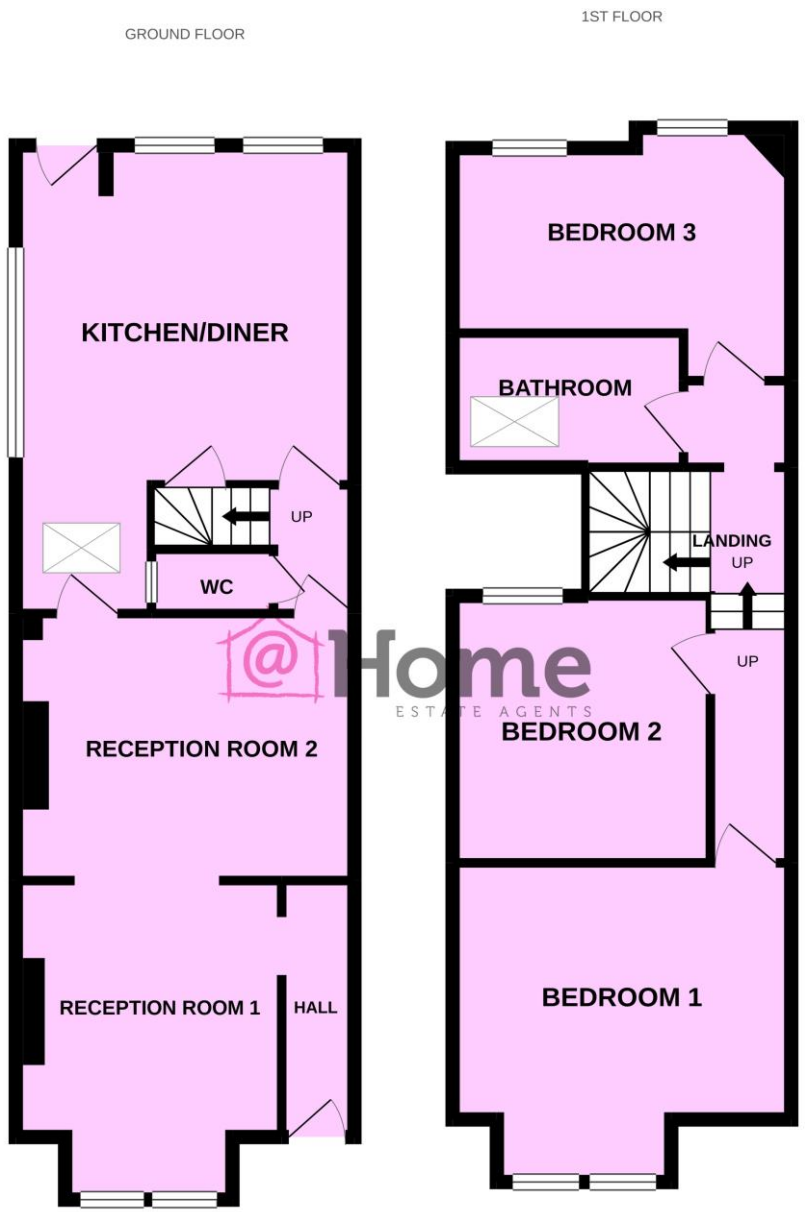
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