

£425,000

Energy Efficiency Rating:

The Hollow, Bath, BA2 1NF.

An excellent opportunity has arisen to purchase this spacious three bedroom semi detached family home situated in an elevated and highly sought after location, offered with no onward chain. The benefits include gas heating, luxury appointed kitchen, good sized gardens, an abundance of off road parking, spectacular views as well as a large stone and concrete building with the potential for conversion into a garden office.









An excellent opportunity has arisen to purchase this superb three bedroom semi detached property situated in a highly sought after location and offered with no onward chain.
The benefits include gas heating, an abundance of off road parking with absolutely spectacular views and a potential garden office.
The property briefly comprises of an entrance hall, lounge, kitchen/dining room, a porch, three bedrooms and a bathroom.
To the front of the property is a low maintenance garden and driveway, as well as a very secure garage.
To the rear of the property the garden is laid mainly to lawn with a patio area and a large stone and concrete building with the potential for a conversion to a garden office.
The property offers good access to Bath City Farm and bus routes to the Universities as well as Bristol beyond.
Early viewing strongly advised.

Entrance Porch
UPVC double glazed double doors to front aspect, UPVC double glazed window to side aspect, ornamental stonework, spectacular views.

Entrance Hall
UPVC double glazed door to front aspect, radiator behind decorative cover, understairs cupboard containing fuse box, electric meter, gas meter, picture rail, stairs rising to first floor landing.

Lounge: 3.61 x 7.42
UPVC double glazed bay window to front aspect, radiator, internal window to rear aspect, fireplace surrounding electric fire, picture rail.

Kitchen/Dining Room: 5.1 x 5.86
UPVC double glazed double doors to rear aspect, 2 UPVC double glazed windows to rear aspect, 2 UPVC double glazed windows to side aspect, range of base and wall mounted units, stainless steel single drainer sink unit with mixer tap, integrated Bosch electric cooker, NEFF gas hob, cooker hood, Bosch dish washer, Bosch fridge freezer, plumbing for washing machine, floor tiles.

First Floor Landing
UPVC double glazed window to side aspect, loft access, picture rail, doors to all rooms, laminate flooring.

Bedroom: 3.62 x 3.54
UPVC double glazed bay window to front aspect, radiator, picture rail, spectacular views.

Bedroom: 3.54 x 3.85
UPVC double glazed window to rear aspect, radiator, various built in cupboards containing Worcester gas boiler, laminate flooring.

Bedroom: 1.8 x 2.61
UPVC double glazed window to front aspect, radiator, stripped wooden floorboards.

Bathroom
UPVC double glazed window to rear aspect, wash basin with vanity unit, bath with shower over, WC, heated towel rail.

Garage/Parking
Private driveway to front of property, secure garage with electric doors to front and rear, potential further parking space near rear garden.

Front Garden
Low maintenance front garden laid mainly to lawn with flower beds and shrubs, spectacular views.

Rear Garden
West facing garden laid mainly to lawn with patio area, stone and concrete building with double doors, windows, electrical connection, and tiled roof with great potential as a garden office.

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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