

£365,000

Energy Efficiency Rating: TBC

Langdon Road, Bath. BA2.

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The benefits include gas heating, double glazing and a garage.
The property briefly comprises of a hall, lounge, kitchen/dining room, three double bedrooms, an en suite and separate bathroom. Externally a private driveway leads to the attached garage and the front and rear gardens are very well maintained and divided into separate areas of patio and decking. As well as offering spectacular views, the property benefits from easy access to Bath City Farm, various local shops, Oldfield Park Train Station as well as transport links to the city centre and beyond. Early viewing is advised.

Entrance Hall
UPVC part double glazed front door, radiator, stairs rising to first floor landing.

Lounge: 4.21m Max x 4.61m Max
Three UPVC double glazed windows to front aspect, two radiators, electric fire with ornamental surround, understairs storage area, laminate flooring, pleasant south facing aspect towards garden.

Kitchen/Dining Room: 4.21m x 2.49m
UPVC double glazed door to rear aspect, two UPVC double glazed windows to rear aspect, radiator, range of base and wall mounted units, composite sink drainer unit, integrated cooker hood, fitted electric cooker, electric hob, integrated Bosch washing machine, Bosch dish washer and Bosch fridge, tiled splash backs, unit containing Worcester gas boiler, fuse box, spectacular views towards northern slopes and Bathwick.

First Floor Landing
Doors to all rooms, stairs rising to top floor.

Bedroom: 3.23m x 3.66m
UPVC double glazed window to front aspect, radiator, built in storage area, pleasant south facing aspect towards garden.

Bedroom: 2.42m x 2.34m
UPVC double glazed window to rear aspect, radiator, understairs storage, spectacular views.

Bathroom
UPVC double glazed window to rear aspect, heated towel rail, panelled bath with mixer shower over, pedestal wash basin, WC, fully tiled walls with ornamental mosaic detail, deep colour laminate flooring.

Stairwell
Velux window to front aspect, ornamental bannister.

Bedroom: 2.48m Max x 4.94m Max
Velux window to front aspect, UPVC double glazed window to rear aspect, radiator, built in storage cupboards, absolutely spectacular views across most major city landmarks and neighbourhoods.

En Suite
UPVC double glazed window to rear aspect, heated towel rail, shower within cubicle, wall mounted wash basin, WC, fully tiled walls with ornamental mosaic detail.

Garage/Parking
Driveway leading to secure stone built garage with up and over door to front and a separate door and window to the rear.

Front Garden
Landscaped garden with mature tree, flower beds and ornamental shrubs as well as low maintenance gravelled areas.

Rear Garden
Landscaped garden with areas of patio and decking, timber fencing, outside tap, various secluded zones, spectacular 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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Call now, visit us in branch or go online to book your viewing.

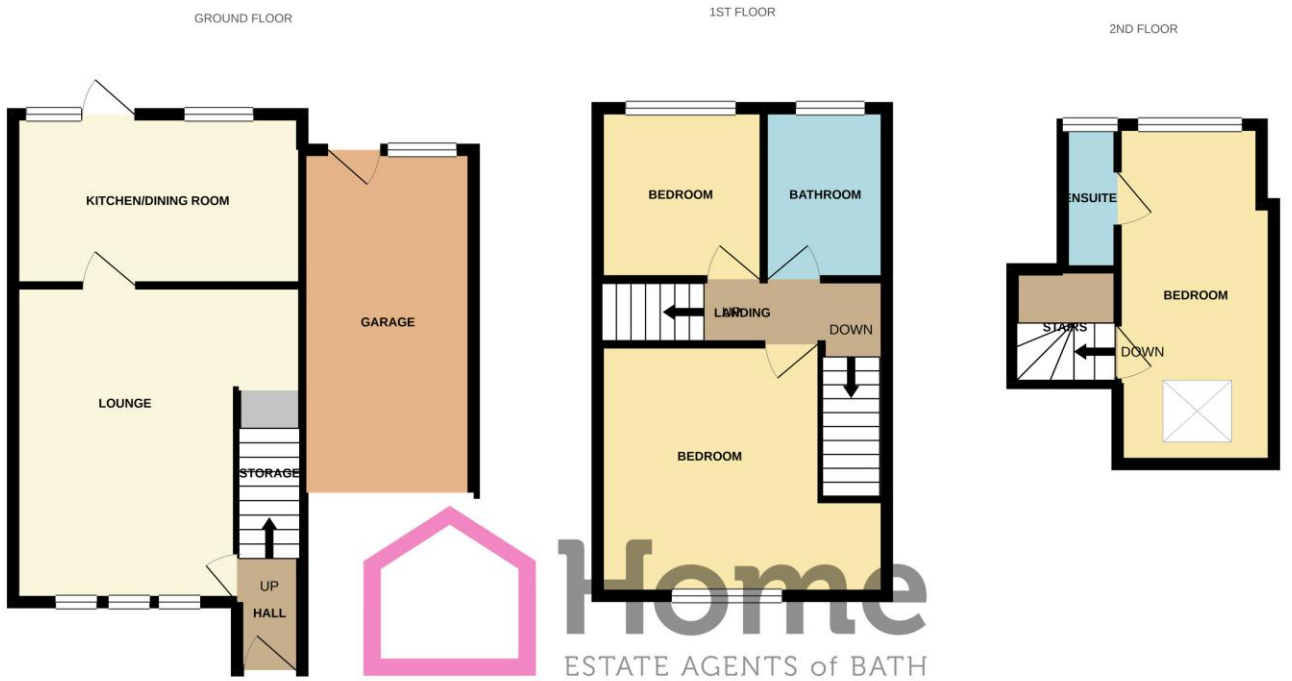
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Home
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