

£395,000

Energy Efficiency Rating: C

Ivy Avenue, Bath. BA2 1AJ.

@Home Estate Agents are pleased to offer this stunning and fully upgraded 2 bedroomed, terraced stone property situated in a popular residential area, offering spacious and well appointed accommodation. The property is located ideally for local schooling, shopping facilities within Oldfield Park and further shops, bars and restaurants within the city.









@Home Estate Agents are most pleased to offer this stunning and fully upgraded 2 bedroomed, terraced stone property situated in a popular residential area.
The property boasts 2 reception rooms downstairs with good-sized luxury appointed kitchen/breakfast room, utility room and cloakroom. Upstairs there are two large double bedrooms together with a spacious quality fitted bathroom suite with separate shower cubicle. This fully renovated family home is ideally located close to local schooling, shopping facilities within Oldfield Park and good access to the city centre. The benefits include gas central heating, part double glazed to the rear, 120ft rear gardens and no onward chain.
An early inspection is highly recommended to more fully appreciate this properties attributes.
Phone 01225 463006 to arrange an appointment.

Entrance Hall
Entered via leaded light and double-glazed front door. Coved cornices. Glazed inner door. Laminate flooring. Stairs rising to first floor landing. Meter Cupboard. White panelled doors to:-

Lounge: 3.59m x 3.24m
2 x sash windows to front aspect. Radiator. TV & Telephone point. Dimmer Switch.

Dining Room: 3.38m x 3.66m
Laminate flooring. Ornate radiator. TV point. Large under stairs cupboard. Inset LED lighting. Dimmer Switch.

Kitchen: 4.28m x 3.06m
Quality fitted 'Dove' grey range of base level cupboards and drawers with matching wall units. Woodblock worksurfaces with upstands. Stainless steel sink unit with swan neck mixer tap over. Inset 4 ring stainless steel gas hob with double oven below and extractor fan with venting. Integrated dishwasher. Fitted fridge freezer. Inset LED lighting. Breakfast area with 2 x Velux windows. Laminate flooring. Ornate radiator. Double-glazed patio doors to rear garden.

Utility Room: 2.21m x 1.28m
Further matching range of base level and wall units. Fitted worksurfaces with upstands. Space for washing machine and dryer. Extractor fan. Fitted Velux window. LED lighting. White panelled door to:-

Cloakroom
White low flush WC. Wash hand basin with mixer tap and unit below. Chrome towel radiator. Extractor fan. Viessman gas combi boiler. Double glazed window to rear aspect.

First Floor Landing
Access to loft, white panelled doors to:-

Bedroom: 3.62m x 3.59m
Large double bedroom with 2 x sash windows to front aspect. Radiator.

Bedroom: 3.72m x 2.63m
Double bedroom with double glazed window to rear aspect. Radiator.

Bathroom: 3.06m x 2.27m
Luxury appointed bathroom with white suite of panelled bath with mixer tap. Wash hand basin, again with mixer tap. Low flush WC. Chrome towel radiator. Corner shower cubicle with dual headed mixer shower. White 'metro' style splashbacks. Laminate flooring. Double glazed window to rear aspect. Inset LED lighting. Extractor fan. Shaver sockets.

Parking
Parking is within the road.

Front Garden
Gate and quarry tiled path to front door. Low maintenance front garden laid to stone chippings. Retaining front wall.

Rear Garden
Large, approx. 120' terraced gardens to the rear. Access to rear pathway at the end of the garden.

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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17 Ivy Avenue,
Bath,
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Call now, visit us in branch or go online to book your viewing.

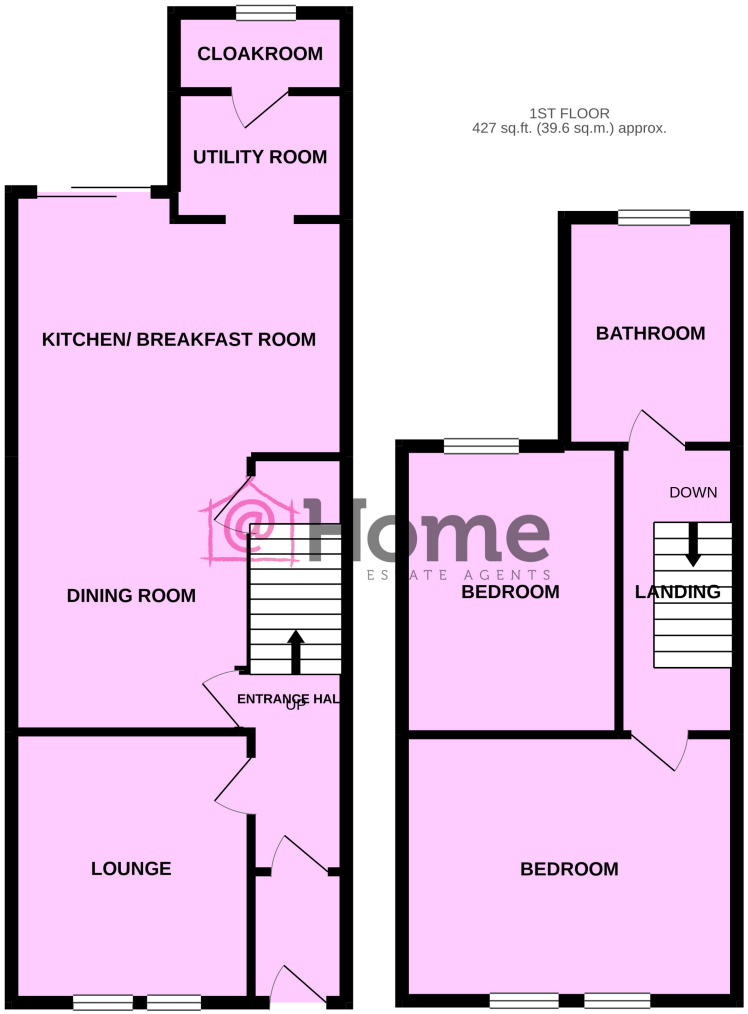
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TOTAL FLOOR AREA : 999 sq.ft. (92.8 sq.m.) approx.

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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