

£275,000

Energy Efficiency Rating: D

Haycombe Drive, Bath.

@ Home Estate Agents are favoured with the instructions to market this fully upgraded stone built, semi detached property which has undergone a total transformation in recent years. The property enjoys gas central heating via a Worcester gas combi boiler, quality fitted kitchen with grey units with 'metro' style tiling, upgraded grey 'Anglian' replacement double glazed doors and windows, modern bathroom and landscaped gardens with studio.









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An early inspection is highly recommended.

Entrance Hall
Entered via replacement front door. Stairs rising to first floor landing. Meter cupboard. Stripped wooden door to:-

Lounge: 4.09m x 4.12m
Feature woodburner with tiled hearth and timber Bressummer over. Striped wooden flooring. Double glazed windows to front and side aspect. TV point. Recessed cupboards with shelving. Bespoke radiator. Tele point. Stripped wooden door to:-

Kitchen/Diner: 4.41m x 2.71m
Luxury appointed kitchen with range of base level grey units with worksurfaces over. Ceramic white sink unit with drainer and swan neck mixer tap over. Inset induction hob with stainless steel canopy extractor hood over and electric oven below. Space for fridge freezer.Double panelled radiator. Cupboard housing Worcester gas combi boiler. Double glazed window to rear aspect. Understairs cupboard and cupboard with plumbing for washing machine. Double glazed door to rear garden.

First Floor Landing
Access to loft, double glazed window to side aspect. Painted ballastrade. Stripped wooden doors to:-

Bedroom: 4.12m x 3.21m
Double glazed window to front aspect. Fitted fireplace. Radiator. Picture rails. Fitted cupboards.

Bedroom: 3.24m x 2.73m
Double glazed window to rear aspect. Radiator. Fitted range of wardrobes with top boxes. Picture rails.

Bathroom
Upgraded suite of tiled bath with mixer shower over, glazed shower splashback. Wash hand basin with mixer tap and vanity unit under. Low flush WC. Chrome towel radiator. Tiled splashbacks and double glazed window to side aspect.

Parking
On road parking.

Front Garden
Gate and path to front door. Lawned area with shrubs and mature hedging. Gated side access to:-

Rear Garden:
Landscaped rear garden with paved and shingled area. Steps up to further patio and lawned area.

Studio: 3.69m x 3.04m
Accessed via double glazed bi-folding doors with fitted power and light, air conditioning unit and Cat 6 internet connection and sky point.
Attached store, again with power and light.

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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244 Haycombe Drive, Bath. BA2 1PR

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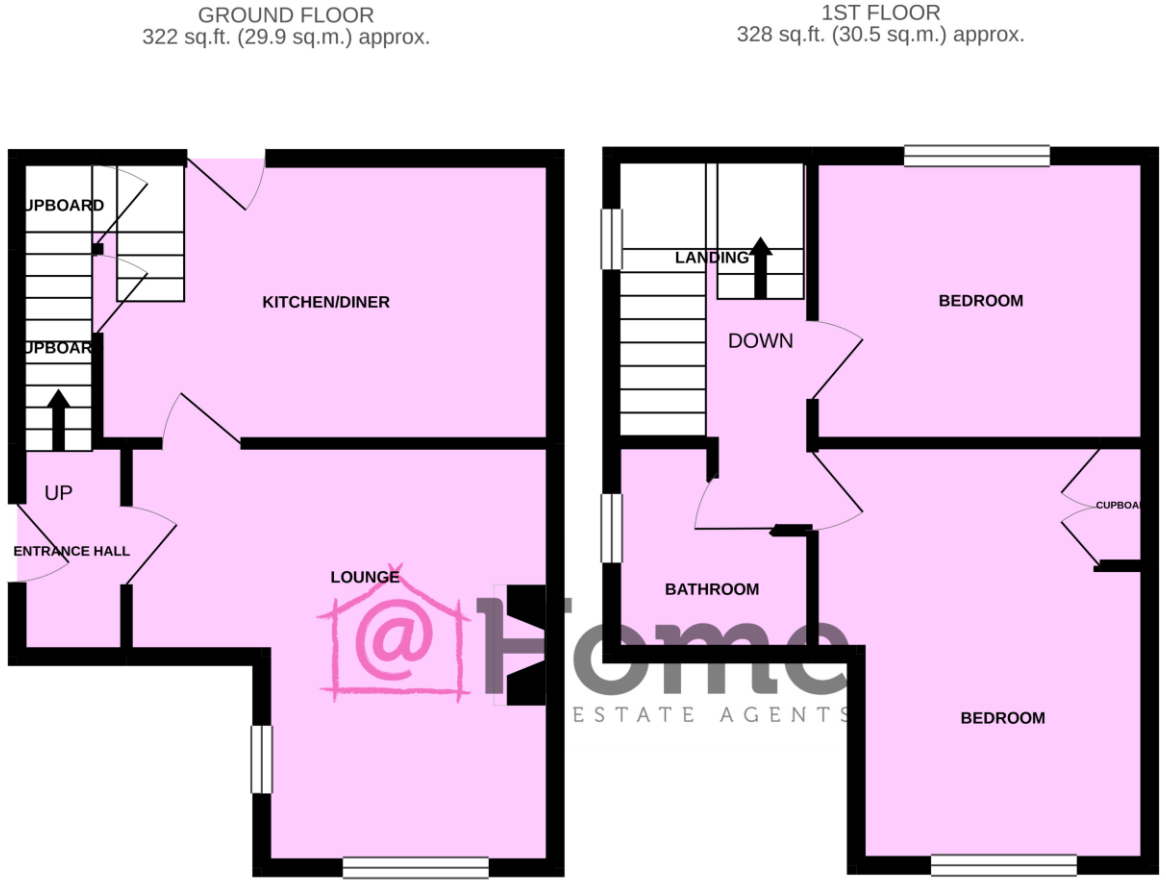
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