

£390,000

Energy Efficiency Rating: D

Lorne Road, Bath.

An excellent opportunity has arisen to purchase this superb three bedroom Victorian terraced property located in a cul de sac location. The property offers great access to the city centre, University bus routes as well as the Oldfield Park train station and close to local amenities.








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An excellent opportunity has arisen to purchase this superb three bedroom terraced Victorian property located in a popular cul de sac location, within Oldfield Park. Downstairs there is a lounge, dining room, kitchen, conservatory and a bathroom. Upstairs there are three bedrooms and a cloakroom. Externally, there is a very generously sized, landscaped front garden with a pleasant aspect towards Lansdown Crescent. To the rear is a particularly secluded garden with patio areas, a pond and shrubs leading to a garage with an electric door. The property benefits from gas heating, part double glazed sash windows and close proximity to local shops and amenities. The property also offers great access to the city centre, University bus routes as well as the Oldfield Park train station and Bristol beyond.
An early viewing is strongly advised as period properties in this location rarely become available.

Entrance Vestibule
Part single glazed period style wooden door and marble step. Glazed fanlight over. Fuse box. Electricity meter. Dado rail.

Inner Hall
Part single glazed period style internal door. Glazed window over. Radiator. Stairs rising to first floor landing. Dado Rail.

Lounge: 3.63m x 3.66m
Single glazed period style bay window to front aspect. Radiator. Dual fuel wood burner. TV point. Shelving. Pleasant view towards Lansdown Crescent.

Dining Room: 3.65m x 3.68m
Double glazed patio doors to rear aspect. Radiator. Shelving. Period style door.

Conservatory: 2.03m x 2.80m
UPVC double glazed patio doors to rear aspect. 2 x double glazed windows over. Slate floor tiles.

Kitchen: 2.19m x 3.26m
3 x UPVC double glazed windows to side aspect. Range of base and wall mounted units. 1½ bowl stainless steel sink drainer unit. Space for washing machine and dish washer. Tiled splashbacks. Understair larder.

Inner Lobby: 0.91m x 0.80m
Lobby area with part single glazed wooden door to side aspect. Built in cupboard containing Worcester gas boiler. Floor tiles.

Bathroom
UPVC double glazed window to side aspect. Under floor heating. Wall mounted wash basin. Shower cubicle with mixer attachments. WC. Heated towel rail. Wall tiles.

First Floor Landing
Period style bannister. Period style doors to all rooms.

Bedroom: 4.33m x 3.68m
Wooden single glazed windows to front aspect. Radiator. Loft access.

Bedroom: 2.87m x 2.67m
Wooden double glazed window to rear aspect. Radiator. Pleasant views towards garden. 2 x built in cupboards.

Bedroom: 2.30m x 3.26m
Wooden double glazed window to side aspect. Radiator.

Cloakroom: 0.8m x 1.28m
Wall mounted wash basin. Tiled splashbacks. WC.

Garage
Stone and concrete garage with ornamental door and window. Electric up and over door.

Front Garden
Pleasant front garden with low maintenance landscaping. Path and step with period style tiles. Ornamental wrought iron gate with period style stone posts. Gas meter. Views towards Lansdown Crescent. (Approx 21 sqm.)

Rear Garden
Landscaped and secluded rear garden. Patio area. Pond. Abundance of plants and shrubs. Rear pedestrian access. Views towards northern slopes.

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.

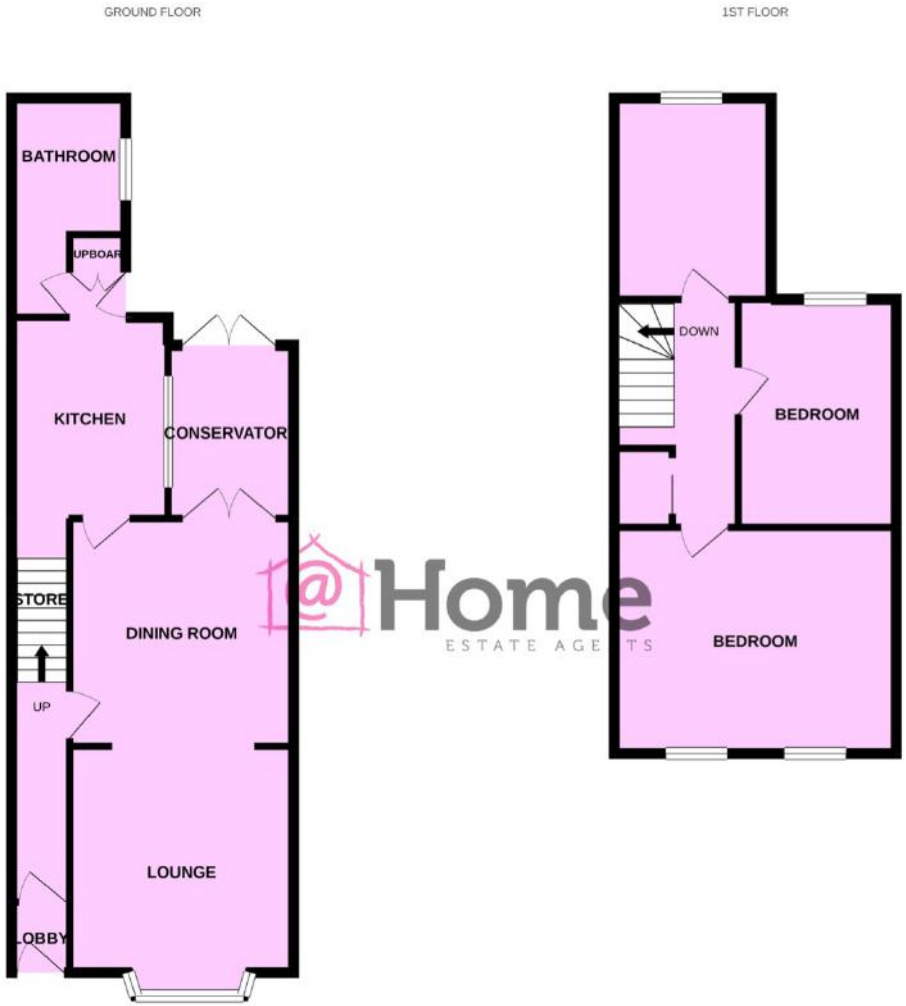
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