

£370,000

Energy Efficiency Rating:

# Moorfields Road, Bath, BA2 2DG

An excellent opportunity has arisen to purchase this substantial, stone built two bedroomed semi-detached home situated in the highly sought-after Moorfields area of Bath. The benefits include gas heating, double glazing, quality fitted kitchen, secluded gardens and off road parking. Local amenities can be found  a short walk away within Moorland Road, together with Oldfield Park train station and a short walk to the city centre. An early inspection is essential.









An excellent opportunity has arisen to purchase this superb stone built two double bedroom semi-detached property situated in the highly sought after Moorfields area.
The benefits include gas heating, a particularly secluded garden and off road parking. The property briefly comprises:- Entrance hall, lounge, kitchen/dining room, downstairs shower room, utility room, as well as a further lobby area, porch, two double bedrooms and a bathroom.
Externally, there is a front garden with a very useful private driveway with ornamental block paving. To the side and rear is a further garden with an area of lawn and a landscaped patio area.
The property offers very good access to a selection of shops and cafés nearby on Moorland Road. There is a brand new gym in the area as well as the Linear Park cycle path, local restaurants include The Moorfields and The Moorland Gate. There is good access to the city centre, the Universities and Bristol beyond.
Early viewing is strongly advised.

**Entrance Porch**
UPVC double glazed door to front, UPVC double glazed window to front aspect, UPVC double glazed window to side aspect.

**Entrance Hall**
UPVC double glazed door to front, UPVC double glazed window to front aspect, radiator, built in cupboard containing fuse box, electric meter, gas meter.

**Lounge: 4.48m x 3.58m**
UPVC double glazed window to front aspect, radiator behind ornamental cover, understairs cupboard, built in shelving.

**Kitchen/Dining Room: 5.49mm x 2.68**
UPVC double glazed door to rear, UPVC double glazed window to rear aspect, radiator, range of base and wall mounted units, 1 ½ bowl composite sink drainer unit with mixer tap, integrated cooker hood, subway tiles, space for dish washer, integrated fridge, floor tiles.

**Lobby**
UPVC part double glazed door to side, floor tiles.

**Utility Room: 2.06mm x 2.18**
UPVC double glazed window to rear aspect, work top with circular sink and tap, space for washing machine.

**Shower Room**
UPVC double glazed window to side aspect, wash basin, cubicle with Triton shower, WC, heated towel rail, fully tiled walls, floor tiles.

**First Floor Landing**
Loft access, radiator, panelled doors to all rooms.

**Bedroom One: 4.54m x 3.33m**
UPVC double glazed window to front aspect, radiator, 2 built in cupboards containing Worcester gas boiler, pleasant aspect towards Bloomfield Road.

**Bedroom Two: 3.41m x 2.96m**
UPVC double glazed window to rear aspect, radiator, behind ornamental cover, views towards Lansdown.

**Bathroom**
UPVC double glazed window to rear aspect, wash basin within vanity unit, panelled bath with choice of Mira shower attachments over, WC, heated towel rail, fully tiled walls.

**Parking**
Private driveway with decorative block paving.

**Front Garden**
South facing front garden laid mainly to lawn with flower beds and shrubs.

**Rear Garden**
Secluded garden area to the side of the property laid mainly to lawn with flower beds and timber fencing. Further garden area to the rear of the property laid mainly to patio with ornamental flagstones, outside tap and landscaping.

*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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## 33 Moorfields Road,
## Bath.
## BA2 2DG.

Call now, visit us in branch or go online to book your viewing.

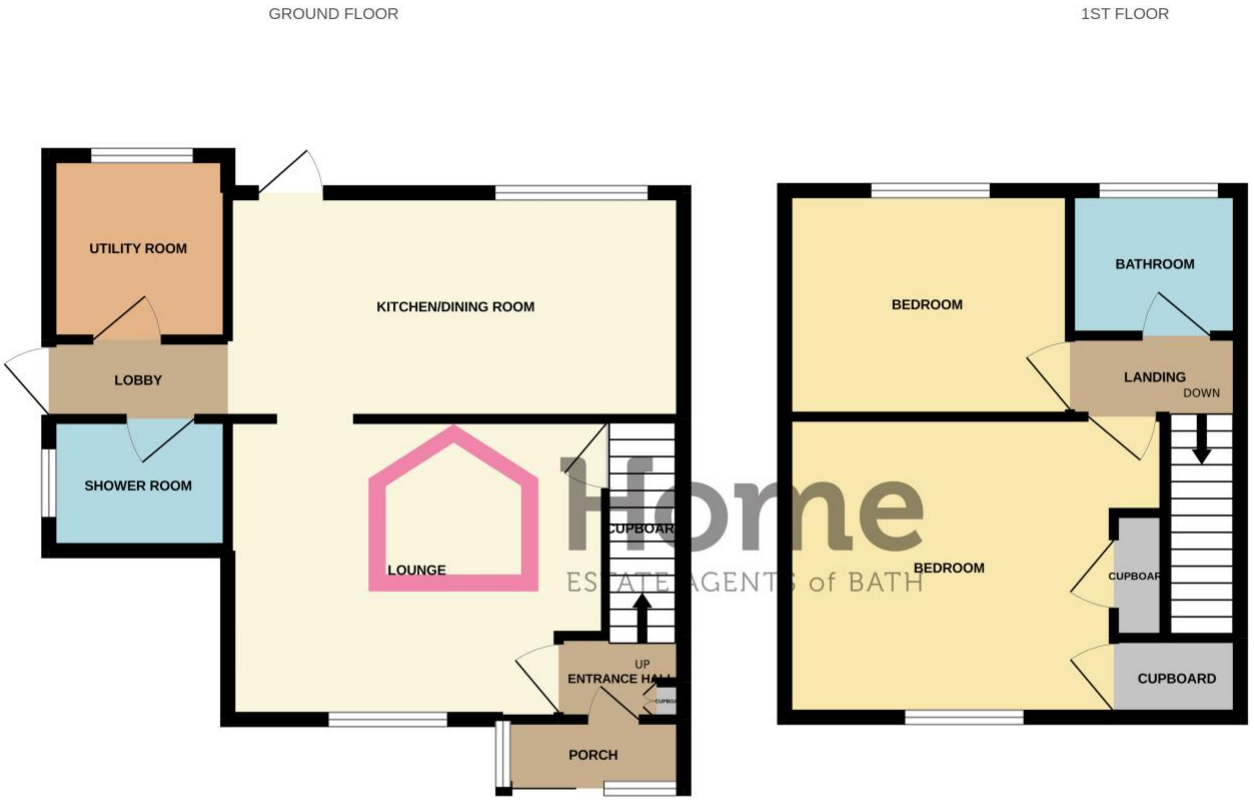

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Home
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