

£459,000

Energy Efficiency Rating: D

Holloway, Bath. BA2.

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HOLLOW

An excellent opportunity has arisen to purchase this superb four bedroom modern terrace property situated in a highly sought after cul de sac location in the city centre.
The benefits include double glazing, gas heating and a flat south facing garden.
The property briefly comprises an entrance hall, lounge/dining room, kitchen, four bedrooms as well as a bathroom, separate cloakroom and integral garage. Externally the low maintenance garden has a very peaceful aspect facing towards the Beechen Cliff area.
There is extremely good access to Bath Spa Station and numerous transport links. The coffee shops of Southgate, Widcombe Parade and Bear Flat are within walking distance. The property is offered to the market for the first time in approximately thirty years and early viewing is advised.

Entrance Porch
Open fronted brick built porch with access to garage and steps to front door. Pleasant aspect to street.

Entrance Hall
Part glazed door to front aspect, radiator, doorway to garage, built in storage cupboard, stairs rising to first floor landing, ceramic floor tiles.

Bedroom/Reception Room: 2.85m x 3.04m
UPVC double glazed window to front aspect, radiator, built in storage cupboard.

Shower Room
Shower cubicle with built in mixer unit, wall mounted wash basin, WC, fully tiled walls, floor tiles.

Lounge/Dining Room: 3.96m x 5.73m
Two full length UPVC double glazed windows to front aspect, UPVC double glazed window to rear aspect, radiator, wooden flooring, built in shelving.

Kitchen: 2.83m x 3.88m
UPVC double glazed window to front aspect, radiator, range of base and wall mounted units, composite one and a half bowl sink drainer unit with mixer tap, real wooden worktop, integrated electric cooker, gas hob, cooker hood, integrated Bosch dishwasher, integrated Bosch washing machine, Worcester gas boiler, subway tiled splash back, wooden flooring.

Landing
Mezzanine level with part single glazed wooden door to rear aspect, UPVC single glazed window over, radiator. The upper landing has a full length UPVC double glazed window to rear aspect.

Bedroom: 3.68m x 2.69m
UPVC double glazed window to rear aspect, radiator, built in shelving, pleasant south facing aspect towards garden.

Bedroom: 3.72m x 2.94m
Full length UPVC double glazed window to front aspect, radiator, built in cupboard with sliding mirrored door, pleasant aspect towards Holloway.

Bedroom: 3.14m x 1.94m
Full length UPVC double glazed window to front aspect, radiator, pleasant aspect towards Holloway.

Bathroom
Walk in shower cubicle with choice of shower attachments and fixed glass screen, wash basin within vanity unit, WC, heated towel rail, fitted illuminated mirror, fully tiled walls, floor tiles.

Parking
Integrated garage with up and over door and internal access to the property.

Rear Garden
South facing flat garden laid mainly to patio with low maintenance landscaping. Private rear pedestrian access to Calton Walk.

For further details or to arrange an internal inspection, please contact us on 01225 463006 or email us on sales@ahea.co.uk

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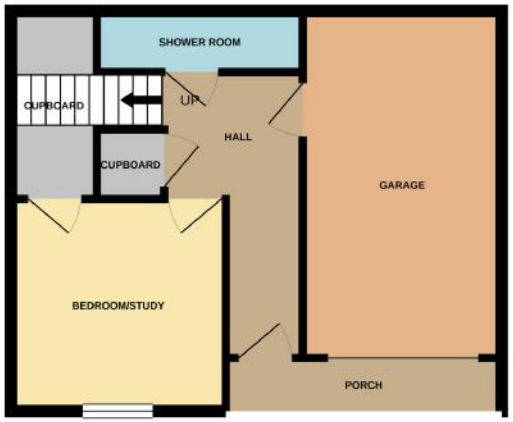
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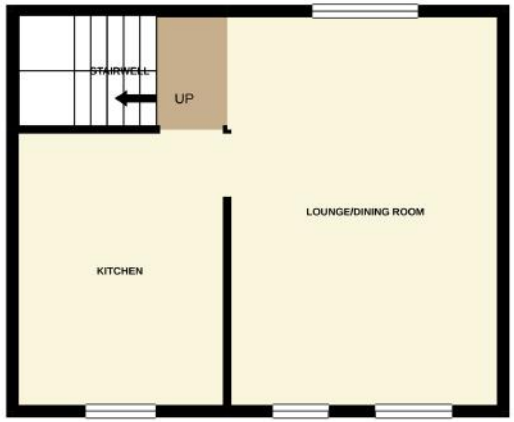
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