

(Offers in the region of)

£372,000

Energy Efficiency Rating: D

Millmead Road, Bath. BA2 3JP.

@Home Estate Agents are favoured to market this upgraded 3-bedroom stone built, period terrace family home set within Oldfield Park. The property boasts gas central heating via gas combi boiler, double glazing, modern fitted kitchen and bathroom, close to local schooling and shopping facilities within Oldfield Park and no onward chain and vacant from April 23rd.









@Home Estate Agents are favoured to market this upgraded 3 bedroom stone built, period terrace family home set within Oldfield Park.
The property boasts gas central heating via gas combi boiler, double glazing, modern fitted kitchen and bathroom, close to local schooling and shopping facilities within Oldfield Park and no onward chain and vacant from April 23rd.
The spacious accommodation briefly comprises of: - Entrance hall, lounge, dining room, kitchen, 3 good sized bedrooms and bathroom. Outside there is a small front garden with low maintenance gardens to the rear. Access to the famous two tunnels cycle path is close by together with a level walk into the city centre. An internal viewing is advised.

Entrance Hall
Entered via replacement double glazed front door. Dado. Meter cupboards Radiator. Single panelled radiator. Coved cornices and plasterwork archway. Wooden panelled doors to: -

Lounge: 4.18m x 3.55m
Double glazed bay window to front aspect. Radiator. Coved cornices and ceiling rose. TV point. Picture rails.

Dining Room: 3.75m x 3.70m
Double glazed window to rear aspect. Radiator. ½ glazed door to: -

Kitchen: 2.52m x 2.51m
Modern fitted kitchen with 1 ½ bowl single drainer stainless steel sink unit. Range of base level and wall units. Fitted work surfaces. Tiled flooring and splashbacks. Fitted oven, hob and extractor fan. Space for dish washer. Under stairs cupboard ideal for fridge freezer. Double glazed windows to side aspect, ½ glazed door to: -

Lobby
Space for washing machine. Gas Vaillant combi boiler. Double glazed door to side. Wooden panelled door to: -

Bathroom
White suite of panelled bath with mixer shower over. Wash hand basin with vanity units under. Low flush WC. Tiled flooring. Extractor fan. Tiled splashbacks. Double glazed window to rear aspect. Chrome towel radiator.

First Floor Landing
Access to loft with fold down ladder. Wooden balustrade. Wooden panelled doors to: -

Bedroom: 4.62m x 3.58m
Spacious bedroom with period fireplace. Radiator and 2 x double glazed window to front aspect.

Bedroom: 3.76m x 2.79m
Period fireplace. Double glazed window to rear aspect. Radiator.

Bedroom: 3.38m x 2.53m
Period fireplace. Double glazed window to rear aspect. Radiator.

Front Garden
Gateway and path to front door. Retaining wall and low maintenance front garden.

Rear Garden
Low maintenance rear garden with decked seating area. Close boarded fencing to 3 sides with gate to rear.

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

(Offers in the region of)

£372,000

47 Millmead Road, Bath, BA2 3JP.

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

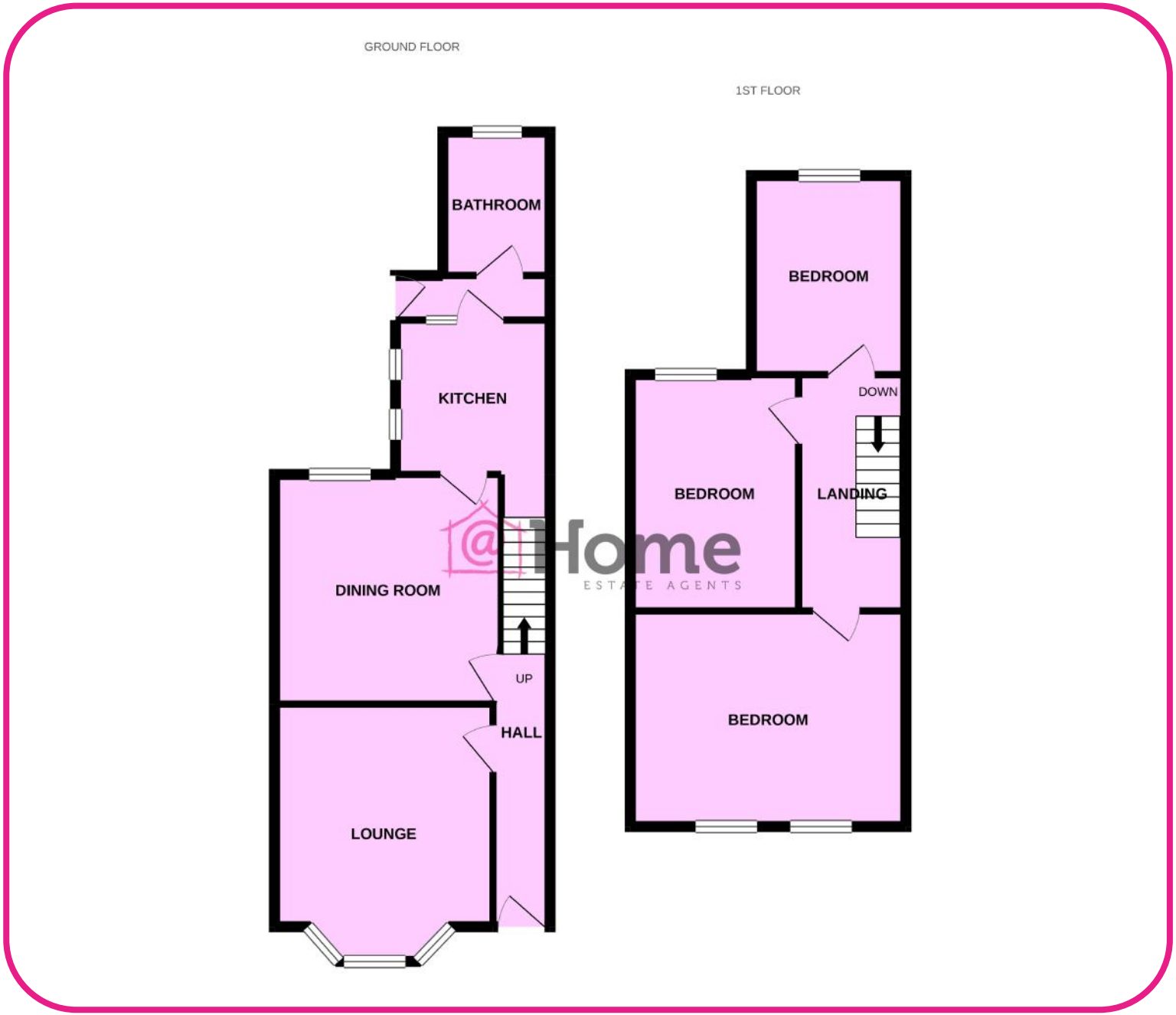
01225 463006

sales@ahea.co.uk

@at_home_bath

@Home Estate Agents
13 Moorland Road,
Bath, BA2 3PL

@Home
ESTATE AGENTS



DISCLAIMER
Please note that these particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must verify their accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and planning/ building regulation consents. All dimensions are approximate and quoted for guidance only. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. A801