

£350,000

Energy Efficiency Rating: E

The Hollow, Bath.

An excellent opportunity has arisen to purchase this tastefully extended 3 bedroom semi detached family home situated in a popular residential area close to local amenities and schooling. The property has a large and quality fitted kitchen/diner to the rear with bi-folding doors leading to the rear garden and timber home office. An early inspection is advised.









A rare opportunity to acquire this spacious and tastefully extended 3 bedroom semi detached family home situated in a popular location, ideal for local amenities and schooling. The property benefits from gas heating, double glazing, extended kitchen/ diner/family room with bi-folding doors to rear garden, timber home office with power, light and ethernet cabling. The accommodation briefly comprises:- Entrance hall, lounge. Kitchen/diner, cloakroom, 3 bedrooms, house bathroom, gardens to front and rear with off road parking, carport and timber home office. The property offers far reaching views to the rear, close proximity to further shopping facilities, namely M&S Foodhall, Lidl and Costa on the Lower Bristol Road and easy onward access towards Bristol and the city. An early inspection is highly recommended to more fully appreciate this property's features.

Entrance Porch
Entered via double glazed front door, coving, dado rail, radiator, double glazed window to side aspect, telephone point, archway to:-

Entrance Hall
Stairs rising to first floor landing, meter cupboard, dado rail, storage cupboard, door to:-

Lounge: 4.33m x 4.09m
Focal fireplace with heath and mantelpiece, radiator, stripped floor boards, double glazed window to front aspect, coving, ceiling rose, under-stairs cupboard, glazed door to:-

Kitchen/Dining Room: 5.81m x 5.28m
Luxury appointed extended kitchen with inset ceramic sink unit with mixer tap over, full range of high gloss base level cupboard and drawers and wall mounted units, inset five ring stainless steel gas hob with stainless steel splashbacks and canopy extractor above, fitted eye level electric double oven, inter-grated dishwasher, washing machine and dryer, fitted worksurfaces with matching upstands, inset down lights, space for fridge freezer, area for dining room table, limestone flagstone flooring, double glazed window to side aspect, Velux window and bi- folding doors to rear garden, door to:-

WC
White low flush WC with concealed cistern, wash hand basin with mixer tap, chrome towel radiator, extractor fan, double glazed window to side aspect.

First Floor Landing
Double glazed window to side aspect, dado rail, coving, ceiling rose, white panelled doors to:-

Bedroom One: 3.41m x 3.00m
Double glazed window to front aspect, radiator, coving, fitted cupboard.

Bedroom Two: 3.05m x 3.34m
Double glazed window to rear aspect enjoying far reaching views, radiator, coving, access to loft with gas Worcester combination boiler.

Bedroom Three: 2.45 x 2.28
Double glazed window to rear aspect, radiator, coving.

Bathroom
White suite of panelled bath, fitted electric shower unit over, wash hand basin with mixer tap, low flush WC, tiled splashbacks and flooring, double glazed window to front aspect, coving, chrome towel radiator, fitted downlights.

Garage/Parking
Concrete and shingled area to the front giving off road parking for at least two vehicles, double gates giving access to attached car port giving additional parking. Access to:-

Rear Garden
With full-width patio area, lawned area, raised planters and access to:-

Home Office: 3.5m x 2.5m
Timber home office with double glazed double doors and double glazed window to side aspect, fitted power, lights and ethernet cabling.

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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4 The Hollow,
Bath.
BA2 1LY

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

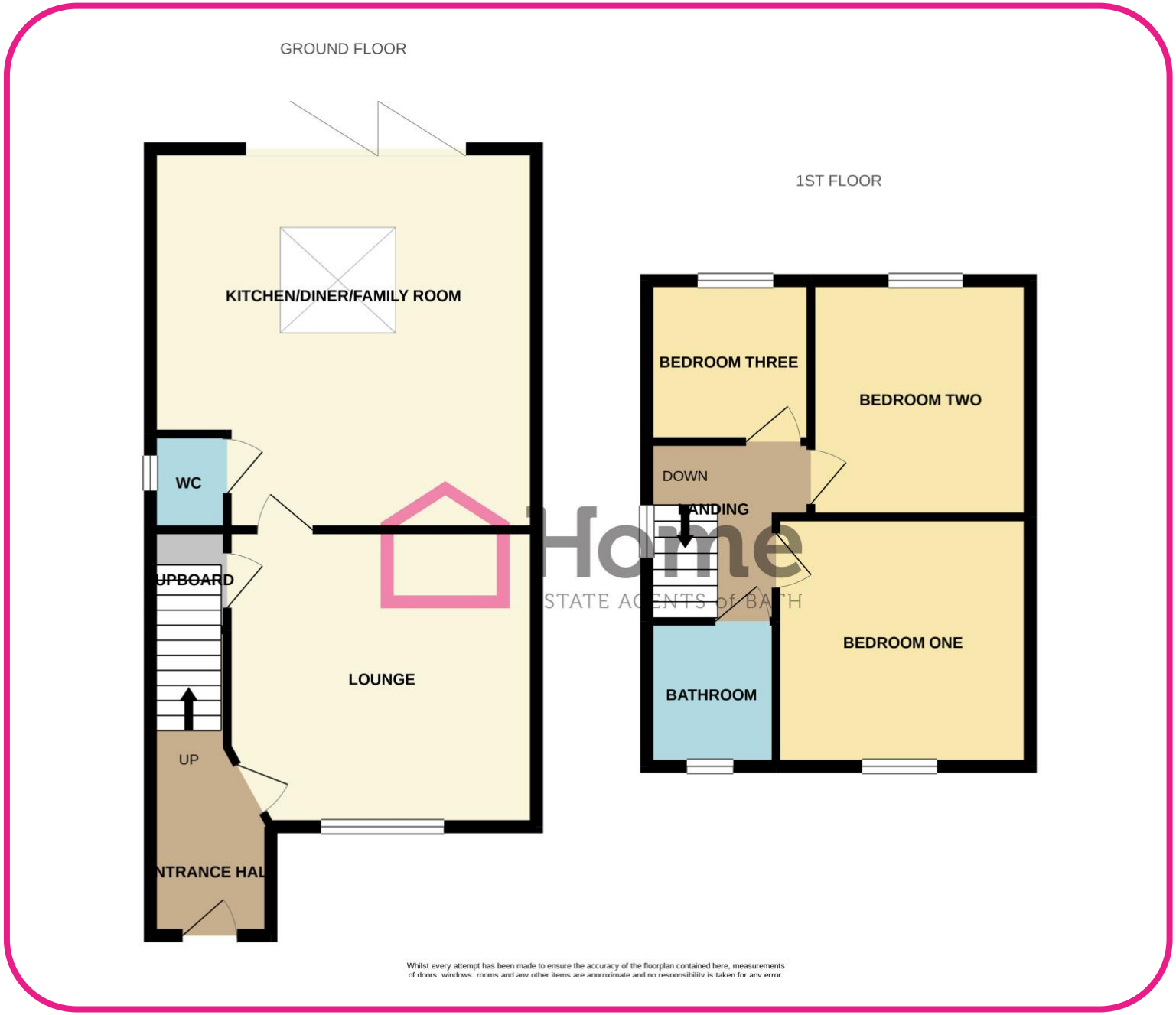
01225 463006

sales@ahea.co.uk

@at_home_bath

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

@Home
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