

£425,000

Energy Efficiency Rating: E

Shaftesbury Road, Bath. BA2 3LQ.

A rare opportunity to acquire this substantial 3 storey period property situated in an outstanding location, close to all local amenities within Oldfield Park. This stone built, double bay fronted property benefits from gas central heating via modern gas combi boiler, 2 large reception rooms, upgraded kitchen with fitted range, 2 double bedrooms with spacious bathroom and further spacious loft room, home office/gym and spectacular views to the rear.









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An early internal inspection is highly recommended.

Entrance Hall
Entered via wooden, double glazed panelled front door. Dado. Bespoke radiator. Engineered oak flooring. Stairs rising to first floor landing. Door to:-

Dining Room: 4.85m x 3.95m
Ornate fireplace with hearth and mantlepiece. Stripped wooden flooring. Fitted bookshelves. Under stairs recess. Ideal as study area. Radiator. Doorway to Breakfast Room and archway to:-

Sitting Room: 4.01m x 3.85m
Double glazed bay window to front aspect. Focal fireplace. Stripped floorboards. Radiator.

Kitchen: 3.60m x 2.85m
Single drainer polycarbonate sink unit with swan neck mixer tap over. Full range of high gloss white base level cupboards and drawers and matching wall units. Fitted 'Belling' range with matching splashback and canopy hood. Space for washing machine and dishwasher. Space for large fridge freezer. Woodblock worksurfaces. Tiled flooring. Double glazed window to rear aspect.

Breakfast Room: 3.60m x 2.01m
Fitted woodblock breakfast bar. Ornate radiator. Fitted shelving. Double glazed window and door to rear.

First Floor Landing
Stairs rising to 2nd floor. Fitted dado. White panelled doors to:-

Bedroom: 4.85m x 4.06m
Bedroom with double glazed bay window to front aspect. Radiator.

Bedroom: 3.86m x 3.11m
Double glazed window to rear aspect. Enjoying far reaching views. Radiator.

House Bathroom
Good sized bathroom with modern suite of panelled bath with mixer tap. Low flush WC. Wash hand basin with mixer tap. Separate shower cubicle with mixer shower. Cupboard housing Worcester combi gas boiler. Double glazed window to rear aspect and window to side aspect.

Loft Room: 5.62m x 3.87m
Large loft conversion with velux window to front aspect and double glazed window to rear. Far reaching views to rear. Radiator.

Parking
Parking within the road.

Front Garden
Gate and path to front door. Period railings to the front. Mature shrubs and paved area.

Rear Garden
Full width patio area. Raised flower boarders with small lawned area. Further lower patio area with path and gate to rear.
Detached Home Office/ Gym
(5.08m x 4.18m – exterior measurement) with fitted power and light. Bi-folding doors to the front. Velux windows to 2 sides and window to rear. Mezzanine floor with storage area under. Further storage shed 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

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5 Shaftesbury Road,
Bath,
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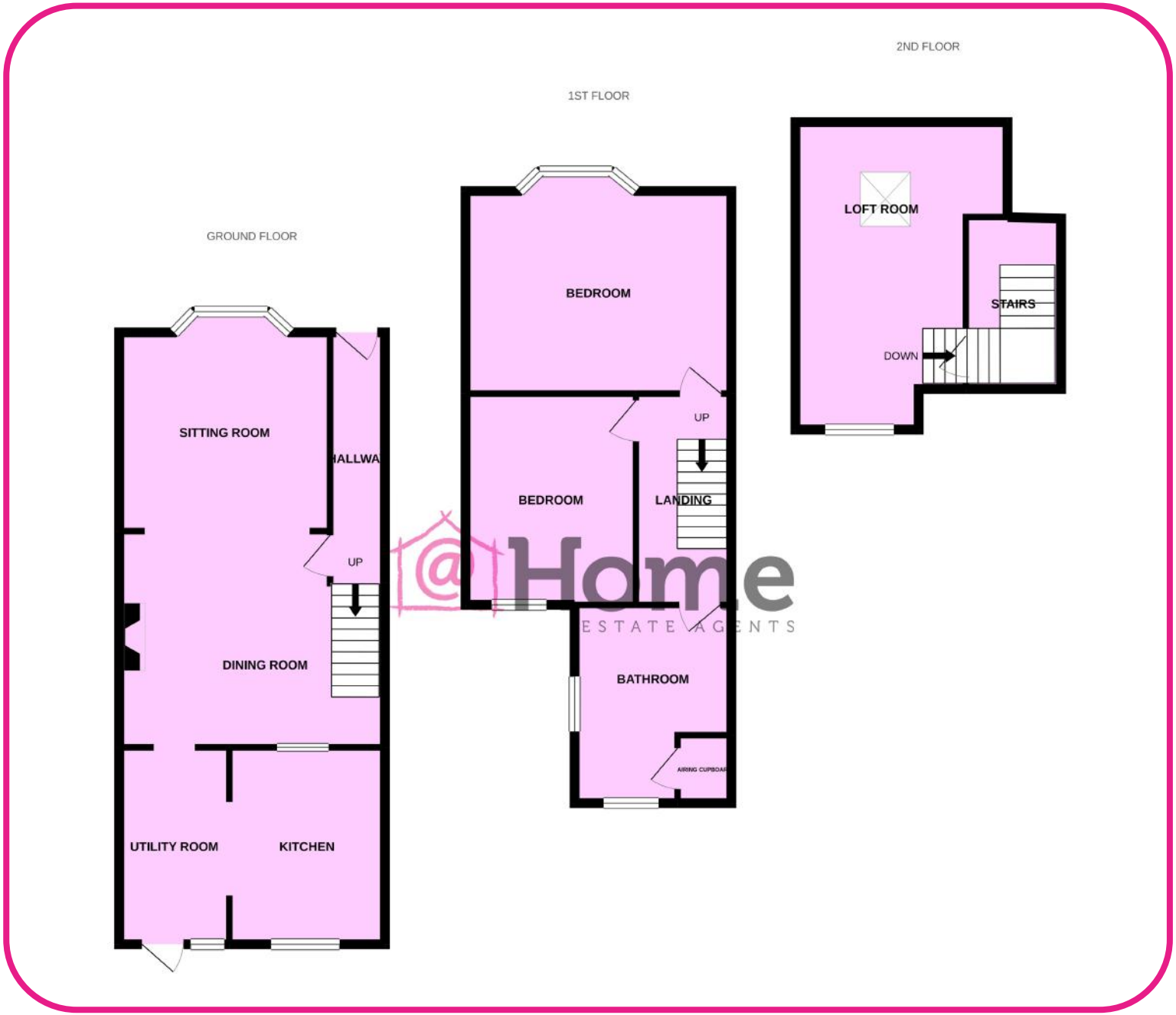
01225 463006

sales@ahea.co.uk

@at_home_bath

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

@Home
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