

£325,000

Energy Efficiency Rating: TBC

South View Road, Bath. BA2

An excellent opportunity to acquire this two bedroomed stone built, period terraced home, situated a stones throw from all the amenities within Moorland Road and a couple of minutes walk to Oldfield Park Train Station. Viewing essential.






Love



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The benefits include gas central heating to radiators, double glazing, fitted kitchen and bathroom and level rear gardens laid to patio and lawn. The accommodation briefly comprises:-
Entrance hall, lounge, dining room, kitchen, utility room, bathroom and two double bedrooms.
Outside there is a low maintenance front garden laid to purple shale and to the rear is laid to lawn with rear access.
An early inspection is advised.

Entrance Porch
Entrance via double glazed front door, door to:-

Lounge: 3.82m x 3.16m
UPVC double glazed window to front aspect, radiator, period style fireplace, engineered oak wooden flooring, glazed double doors leading to:-

Dining Room: 3.81m x 3.31m
UPVC double glazed window to rear aspect, radiator, period style fireplace, built in shelving, oak flooring, stairs rising to first floor landing.

Kitchen: 3.17m x 2.04m
UPVC double glazed window to side aspect, radiator, range of base and wall mounted units, single drainer stainless steel sink unit, plumbing for washing machine, tiled splash backs.

Utility Room: 4.17m x 1.37m
Part single glazed door to rear aspect, single glazed windows to rear aspect, transparent roof.

Rear Lobby
UPVC double glazed door to side aspect, large built in cupboard containing shelving and plumbing for washing machine, ornamental floor tiles.

Bathroom
UPVC double glazed window to side aspect, radiator, panelled bath with shower over, pedestal wash basin WC, fully tiled walls, floor tiles.

First Floor Landing
Access to loft, wooden panelled doors to:-

Bedroom: 3.86m x 3.14m
Spacious double bedroom with double glazed window to front aspect, radiator, double fitted wardrobes.

Bedroom: 3.35m x 2.98m
Double glazed window to rear aspect, enjoying far reaching views of Sion Hill, fitted wardrobe and cupboard housing gas combi boiler, radiator, fitted shelving.

Front Garden
Path to front door, picket style front fence with low maintenance purple shale.

Rear Garden
Laid mainly to lawn with patio area, wooden fencing with rear pedestrian access, spectacular views towards northern slopes.

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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7 South View Road,
Bath,
BA2 3RW

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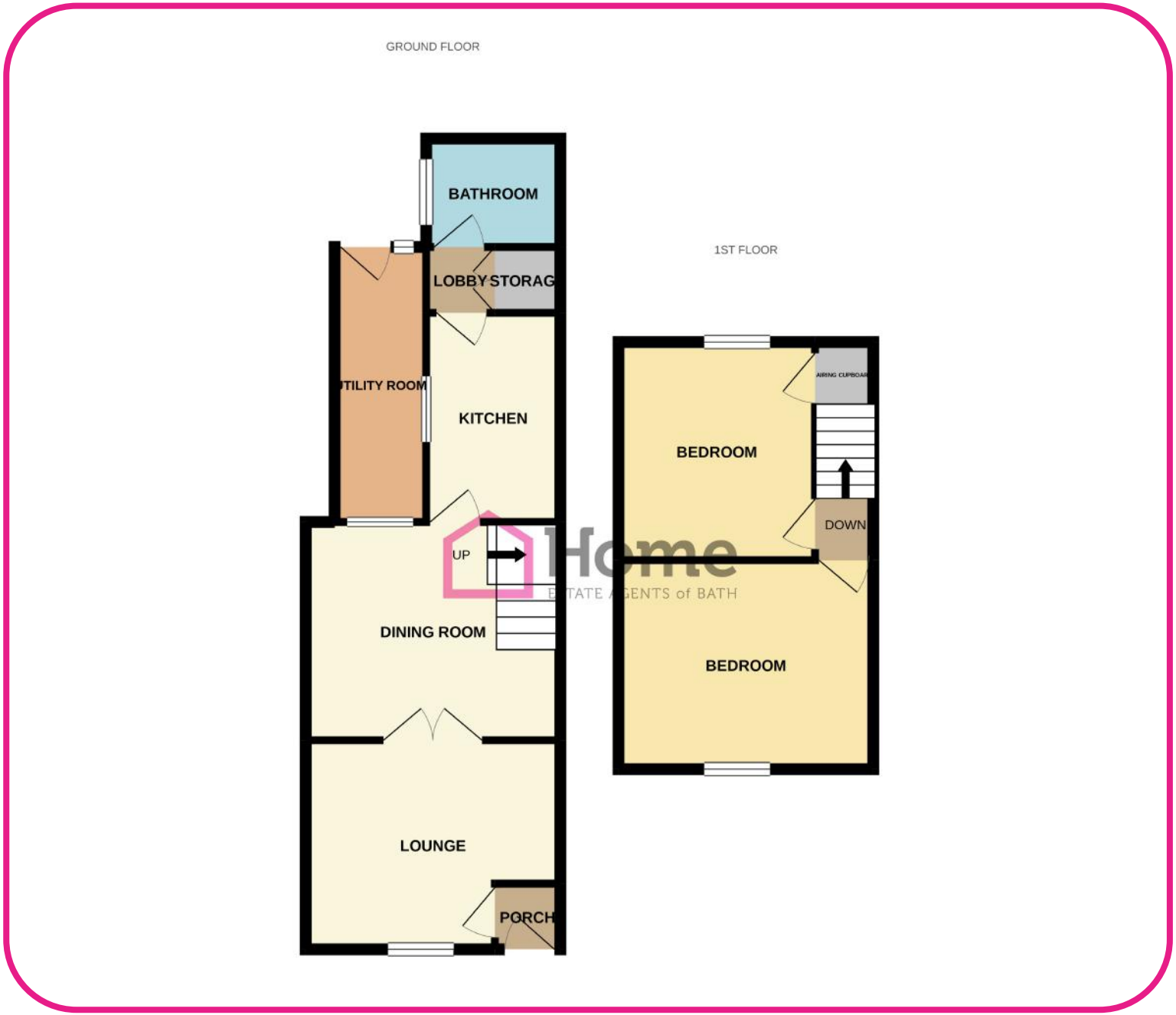
01225 463006

sales@ahea.co.uk

@athomebath

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

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