

£319,000

Energy Efficiency Rating: E

Lymore Terrace, Bath. BA2 2JL.

@ Home Estate Agents are pleased to offer this wonderful 3 bedroom period property set over 3 floors, located in Oldfield Park close to all local amenities within Moorlands Road. The benefits include, gas heating, double glazing and bathroom and shower room.









@ Home Estate Agents are pleased to offer this wonderful 3 bedroom period property set over 3 floors, located in Oldfield Park close to all local amenities within Moorlands Road. The spacious accommodation briefly comprises, Entrance hall, lounge, dining room. Kitchen, shower room and utility room. Upstairs there are 3 double bedrooms together with a house bathroom. Outside there is a lovely low maintenance rear garden with patio area. The benefits include, gas central heating via combi boiler, sash style double glazed windows, shower room, bathroom and splendid views from the loft bedroom.
An internal inspection is highly recommended.

Entrance Porch
Entered via front door. Glazed door to:-

Entrance Hall
Stairs rising to first floor landing. Woodblock flooring. Coat hanging area. Radiator. Telephone point. Door to:-

Dining Room: 3.91m x 3.32m
Tiled fireplace with hearth and mantlepiece. Radiator. Under stairs cupboard. Window to rear aspect. Door to kitchen and doorway to :-

Lounge: 3.62m x 3.21m
Double glazed sash style windows to front aspect. Fitted shelving. Radiator.

Kitchen: 3.51m x 2.36m
'Belfast' sink with mixer tap over. Woodblock work surfaces. Range of 'Shaker' style base level and wall units. Fitted gas hob with matching oven below. Fitted work surfaces. Tiled flooring and splashbacks. Space for fridge freezer. Window to side aspect. Door to utility room and door to Shower room.

Shower room: 2.17m x 2.10m
Shower cubicle with tray. Mixer shower. Low flush WC. Wash hand basin. Tiled flooring and splashbacks. Place for washing machine with fitted units and work surface. Velux window.

Utility Area
Fitted power and light. Tiled flooring. Tap. Double glazed double doors to rear garden.

First Floor Landing
Fitted shelving. Stairs rising to second floor landing. Doors to:-

Bedroom: 4.31m x 3.63m
2 x Sash style double glazed windows to front aspect. Radiator. Fitted shelving.

Bedroom: 3.91m x 2.43m
Stripped floorboards. Radiator. Double glazed sash style window to rear aspect.

Bathroom: 3.40m x 3.38m
White suite of panelled bath with mixer shower over. Low flush WC. Wash hand basin. Fitted cupboards. Radiator. Double glazed sash style window to rear aspect. Cupboard housing Worcester gas combi boiler.

Bedroom: 3.98m x 3.95m
Loft bedroom (currently awaiting confirmation from BANES) entered via lobby with Velux window. 3 fitted Velux windows to front and rear. Architectural brick archway. Under eaves storage, Wash hand basin. Radiator. Fitted shelving.

Front Garden
Path to front door. Retaining wall and small front garden.

Rear garden
Neat rear garden laid to lawn with flower and shrub boarders. Patio area. Veg plot and hardstanding for greenhouse.

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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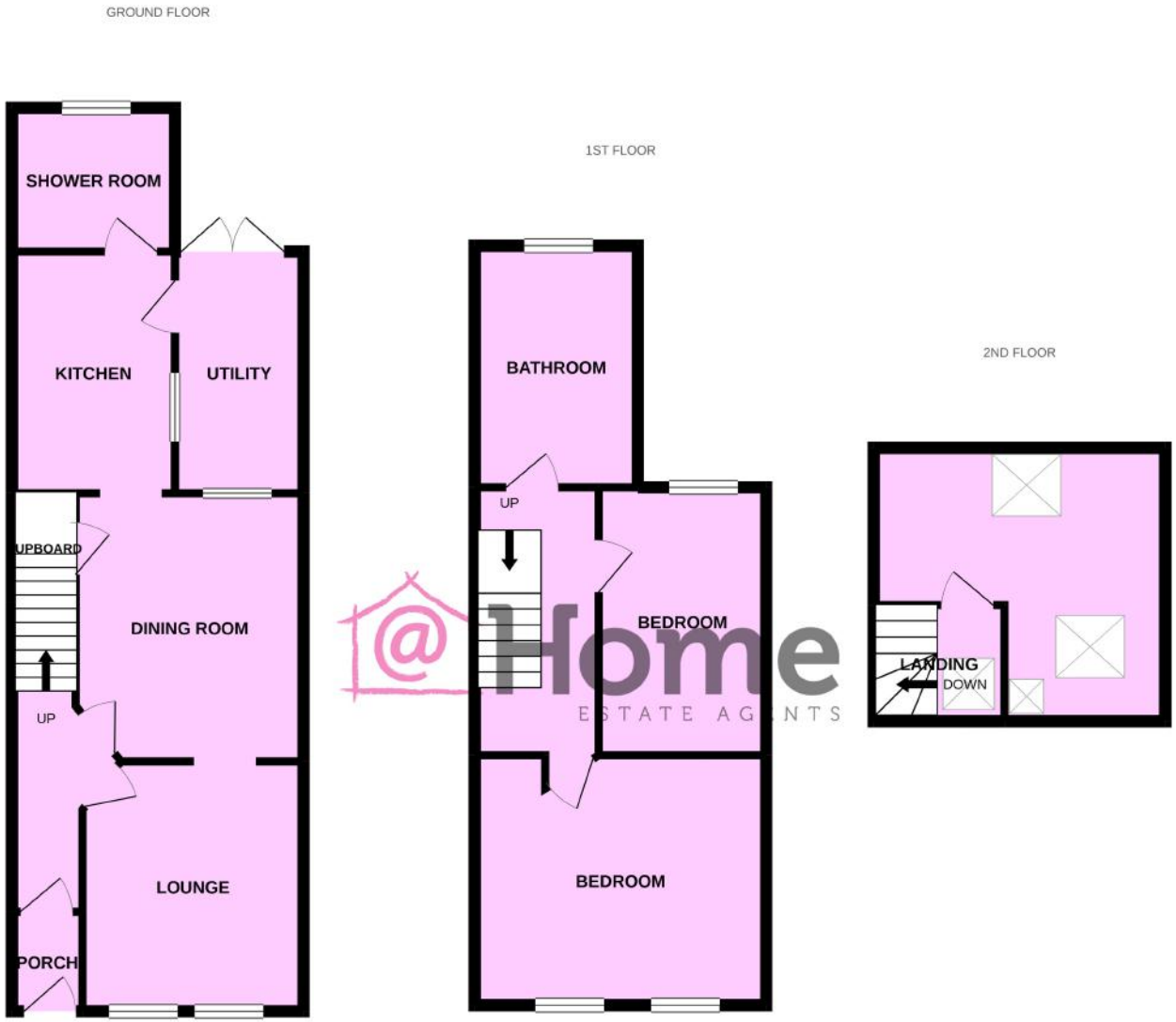
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