

£350,000

Energy Efficiency Rating: D

Lytton Gardens, Bath. BA2 1LW.

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A rare opportunity has arisen to purchase this extended, 3/4 bedroom end of terraced family home situated in this popular cul de sac location. The property has undergone a programme of works to include a modern fitted kitchen, upgraded bathroom, decoration and floor coverings. The further benefits include gas central heating, double glazing, off road parking, garage, spacious rear gardens and far reaching views of the city. The sizable accommodation briefly comprises :- Entrance hall, 2 reception rooms, large kitchen/diner, utility room with separate wc, 3/4 bedrooms and bathroom. There are local shops nearby in Mount Road together with easy access to local schooling.

Entrance Porch
Canopy porch with front door to:-

Entrance Hall
Stairs rising to first floor landing. Laminate flooring. Radiators. Understairs cupboard. Coving. Central heating thermostat.

Lounge: 4.09m x 3.64m
Double glazed window to front aspect. Radiator. Laminate flooring. TV point.

2nd Rec Room/Bedroom 4: 2.89m x2.73m
Double glazed window to rear aspect. Radiator. Laminate flooring. Coving.

Kitchen/Diner: 5.18m x 3.38
Single drainer polycarbonate sink unit with mixer tap over. Range of base level and wall units. Fitted work surfaces. Inset induction hob with oven below and extractor fan above. Space for dishwasher. Space for fridge freezer. 'Metro' tiled splashbacks. Double glazed window to front aspect. Inset lighting. Laminate flooring. Radiator. Coving. Breakfast bar and double-glazed sliding patio doors to rear garden.

Utility Room: 2.17m x 2.12m
Single drainer stainless steel sink unit with mixer tap and fitted cupboard under. Space for washing machine. Double glazed window to rear aspect. Radiator. Double glazed door to rear garden and door to:-

Cloakroom
White low flush WC. Gas combi boiler.

First Floor Landing
Access to loft. Double glazed window to side aspect. Radiator. Coving.

Bedroom:3.63m x 3.56m
Double glazed window to front aspect. Range of fitted wardrobes. Radiator. Coving.

Bedroom:3.34m x 2.91m
Double glazed window to rear aspect. Enjoying far reaching views. Range of fitted wardrobes and airing cupboard.

Bedroom: 2.84m x 2.41m
Double glazed window to front aspect. Radiator. Double fitted wardrobe.

Bathroom
Quality new suite of white panelled bath with mixer tap, shower attachments and splash screen. Wash hand basin with mixer tap and drawers under. Low flush WC. Metro style tiling. White towel radiator. Double glazed window to rear aspect.

Garage/Parking
Driveway giving off road parking for several cars. Access to detached garage with power.

Front Garden
Small front garden with mature shrubs and rose brushes. Gated side access to:-

Rear Garden
Good sized rear gardens laid to lawn with mature hedging. Patio and greenhouse.

For further details or to arrange an internal inspection, please contact us on 01225 463006 or email us on sales@ahea.co.uk

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Bath.
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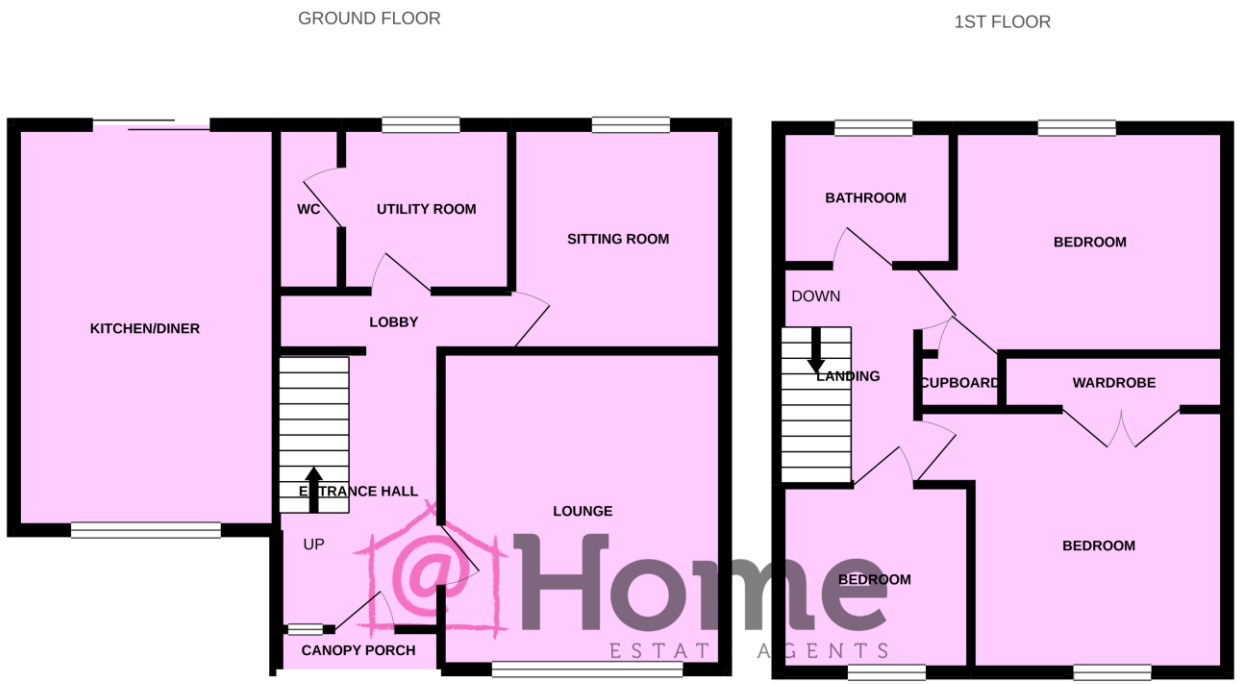
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