

£349,000

Energy Efficiency Rating: TBC

Burnham Road, Bath, BA2 3RY.

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Bath

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Entrance Hall:
Composite front door with ornamental double glazed detail. Feature double glazed window over, stripped wooden flooring. Under stairs cupboard. Door to Dining Room and half glazed door to: -

Lounge: 3.62m x 3.34m
Feature fireplace with inset wood burner on tiled hearth. Double panelled radiator. TV point. Double glazed window to front aspect.

Dining Room: 3.82m x 3.19m
Stripped wooden floorboards. Double panelled radiator. Open fireplace with ornamental stonework and period style tiles. Coved cornices. Double glazed window to rear aspect. Stairs to first floor. Opening to :-

Breakfast Rm: 3.67m x 3.00m
Tiled flooring. Double panelled radiator. Velux window to side aspect. Double glazed doors leading to rear gardens.

Kitchen: 2.9m x 2.12m
Luxury full range of base level cupboards and drawers with worksurfaces over. Matching wall units. Fitted Siemens cooker hood. 'Metro' tiled splashbacks. Single drainer stainless steel sink unit with mixer tap over. Gas and electric cooker point. Plumbing for washing machine integrated Hotpoint dishwasher. Tiled floor. Double glazed window to rear aspect.

Bathroom:
Velux window to side aspect. Cupboard housing Worcester gas boiler. White suite of panelled bath with mixer shower over. Wash hand basin. WC. Towel radiator. Tiled splashbacks.

First Floor Landing:
Access to loft. Doors to:

Bedroom:4.91m x 3.19m
Large master bedroom with 2 double glazed windows to front aspect. 2 double panelled radiators. Wardrobe recesses, stripped wooden floorboards, period style fireplace, views towards Northern slopes.

Bedroom:3.96m x 3.34m
Double glazed window to rear aspect. Double panelled radiator, views towards Bath City Farm.

Front Garden:
Retaining front wall with gate and path to front door. Small low maintenance front garden with central raised flower bed.

Rear Garden:
Laid to lawn with raised decked area and small vegetable plot. Timber fencing. Garden shed with windows. Ornamental landscaping.

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

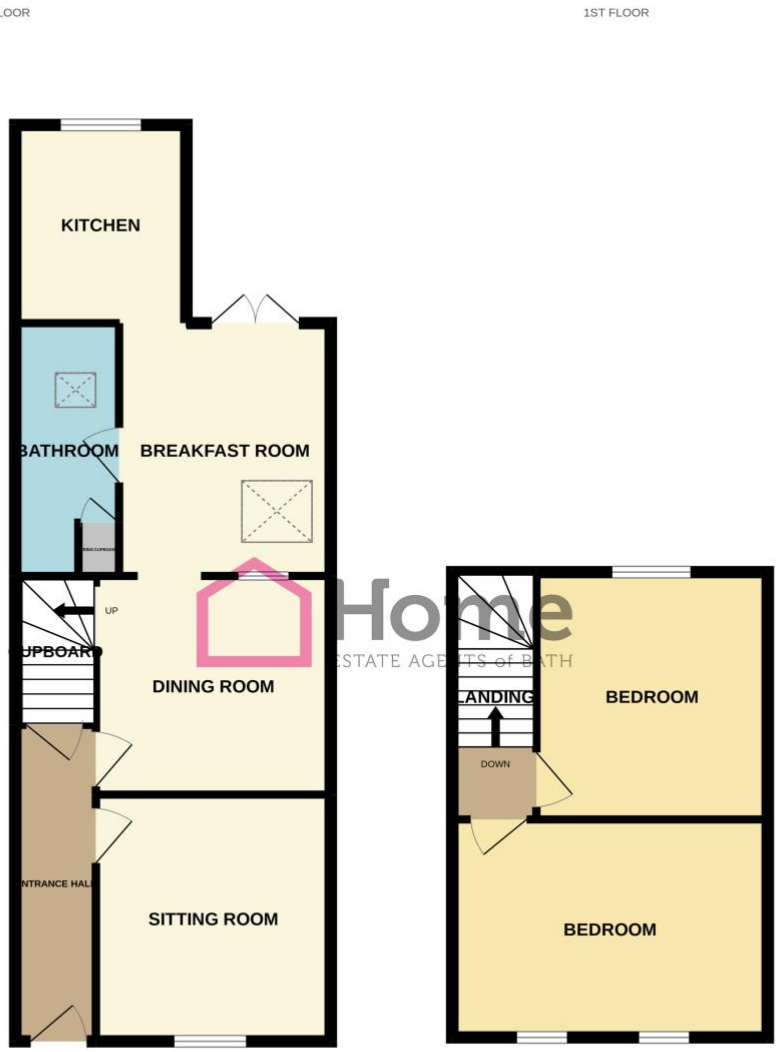
01225 463006

sales@ahea.co.uk

@at_home_bath

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

@Home
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