

£335,000

Energy Efficiency Rating: C

The Hollow, Bath.

@ Home Estate Agents are favoured with the instructions to market this stunning and fully upgraded, extended 3 bedroom semi detached family home situated in a popular residential location. The property benefits from gas heating, double glazing, off road parking for 2 cars and landscaped gardens.
An early inspection is highly recommended to avoid disappointment.









@ Home Estate Agents are favoured with the instructions to market this stunning and fully upgraded, extended 3 bedroom semi detached family home situated in a popular residential location. The property enjoys a spacious and well appointed kitchen/ diner/ family room with bi-folding doors out to the landscaped gardens, upgraded bathroom, gas central heating, double glazing and off road parking for 2 cars. The spacious accommodation briefly comprises: entrance porch, entrance hall, lounge, modern fitted kitchen/ diner/ family room, 3 good sized bedrooms of the first floor together with house bathroom. Outside the property has landscaped gardens to the front and rear, off road parking for 2 cars and some far reaching views to the rear.

Entrance Porch:
Entered via replacement front door. Double glazed window to side aspect. Door to: -

Entrance Hall:
Stairs rising to first floor landing. Double panelled radiator. ½ glazed door to: -

Lounge: 4.28m x 4.09m
Focal cast iron fireplace. Double glazed window to front aspect. Ornate radiator. TV point. Built in hand made dresser with shelving and cupboards and drawers below. Under stairs cupboard. Central heating thermostat.

Kitchen/Diner/Family Room: 5.84m x 4.84m
Extended room with triple bi-folding doors to rear garden.

Kitchen Area:
Luxury appointed high gloss base level and wall units. Integrated eye level full size double electric ovens with matching microwave oven above. Woodblock work surfaces and breakfast bar. Inset halogen hob with stainless steel canopy hood over. Inset 1 ½ bowl polycarbonate sink unit with mixer tap. Space for fridge freezer. Metro style tiled splashbacks. Integrated dishwasher. Laminate flooring. Fitted LED downlights. Door to utility cupboard/ boiler cupboard. Plumbing for washing machine. Worcester gas combi boiler. Door to WC.

Dining/Family Room:
Laminate flooring. Ornate radiator. Breakfast bar seating area. LED downlights. 2 Velux windows with fitted blinds. TV point. Separate bi-folding doors with fitted blinds to rear garden.

WC:
Upgraded and fully tiled WC with white low flush WC. Wash hand basin with mixer tap and cabinet below. LED downlights. Double glazed window to side aspect.

First Floor Landing:
Painted wooden balustrade. Double glazed window to side aspect. Access with ladder to loft. Panelled doors to: -

Bedroom: 3.43m x 3.02m
Double glazed window to front aspect. Radiator. TV point. Double fitted wardrobes and further fitted cupboard with shelving. Picture rails.

Bedroom: 3.34m x 3.07m
Double glazed window to rear aspect enjoying views of the garden and beyond. Radiator. Picture rails. 2 fitted wardrobes with top boxes over.

Bedroom: 2.22m x 2.10m
Double glazed window to rear enjoying views over rear garden. Fitted wardrobe. Radiator.

Bathroom:
Fully upgraded and luxury appointed bathroom with white suite of tiled bath with mixer tap and electric shower over. Glazed shower screen. Low flush WC with concealed cistern. Wash hand basin with mixer tap and vanity unit under. Chrome towel radiator. Double glazed window to front aspect. Extractor fan. LED downlights.

Parking:
Tarmac and shingled off road parking for 2 cars.

Front Garden:
Well laid front garden with mature flower borders. Outside light. Retaining fencing and hedging. Gated side access laid to shingle path.

Rear Garden:
Landscaped rear gardens laid to lawn and patio area. Path to rear. Large timber store /workshop. Raised borders with mature shrubs and bushes. Timber fencing to 2 sides and mature hedging to the rear. Fitted outside lights and tap.

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

£335,000

12 The Hollow,
Bath,
BA2 1LY.

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

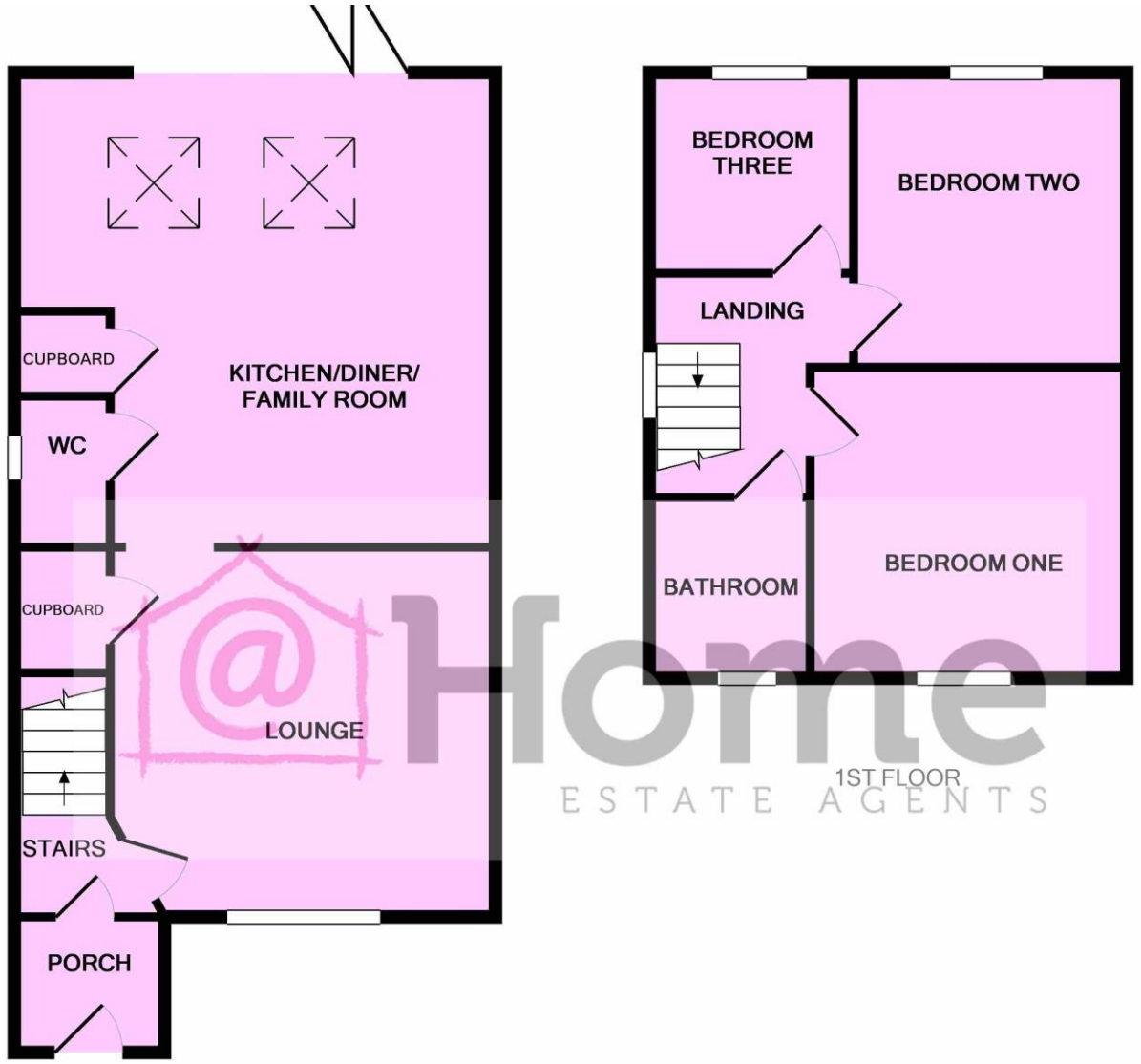
01225 463006

sales@ahea.co.uk

@at_home_bath

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

@Home
ESTATE AGENTS



DISCLAIMER
Please note that these particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must verify their accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and planning/ building regulation consents. All dimensions are approximate and quoted for guidance only. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. A801