

£385,000

Energy Efficiency Rating: D

Lyndhurst Road, Bath.

A spacious and well-maintained, period, extended family home situated in a popular residential location within Oldfield Park. The property enjoys an envious position being some few minutes from Oldfield Park's train station (allowing a commute to London in less than two hours) and is also close to all shopping amenities within Moorland Road.









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The well-appointed property benefits from a modern fitted kitchen, gas central heating, double glazing, a 100' rear garden with far-reaching Lansdown and Sion Hill views. and spacious accommodation within the loft, of a study and a double bedroom. The sizeable accommodation briefly comprises of: - entrance hall, lounge with bay, dining room, kitchen, conservatory/utility area, three bedrooms, house bathroom and study.
An early inspection is essential.

Ground Floor

Entrance Porch
Entered via front door. Quarry tiled floor. Coved cornices. Dado and wainscoting. Half-glazed door to: -

Entrance Hall
Stairs rising to first floor landing. Radiator. Laminate flooring. Dado. Coved cornices and attractive archway. Original pine panelled doors to: -

Lounge: 4.53m MAX x 3.41m
Feature fireplace with inset 'living flame' gas fire. Wooden surround and hearth. Double-glazed window to front aspect. Two radiators. TV point. Picture rails. Fitted shelving. Coved cornices and ceiling rose.

Dining Room: 3.84m x 3.57m
Double glazed window to rear aspect. Laminate flooring. Under stairs cupboard. Recessed cupboards with shelving. Radiator. Glazed door to: -

Kitchen: 3.44m x 2.44m
Modern fitted quality kitchen with inset 1 ½ bowl stainless steel sink unit. Woodblock work surfaces. Range of base level and wall units. Inset four ring Neff stainless steel gas hob with matching Neff electric double oven and extractor canopy over. Plumbing for washing machine, Baxi gas central heating boiler. Tiled splashbacks and flooring. Radiator. Under stairs cupboard. Doorway to: -

Conservatory/Utility Area: 3.63m x 1.77m
Quarry tiled flooring. Wall light points. Radiator. Double glazed window and door to rear garden.

First Floor

First Floor Landing
Painted balustrade. Radiator. Dado. Stairs rising to second floor. Fitted downlights. Original pine doors to; -

Bedroom One: 4.49m x 3.80m
Spacious master bedroom with ornate cast iron fireplace with tiled insets. Two double glazed windows to front aspect. Radiator. Coving.

Bedroom Two: 3.85m x 2.72m
Double glazed window to rear aspect, enjoying views of rear garden. Original fireplace. Radiator. Fitted wardrobe.

Bathroom
White suite of paneled bath with mixer tap and shower attachment. Wash hand basin with mixer. Low flush WC. Tiled splashbacks. Large walk-in shower cubicle with electric Myra shower. Tall towel radiator Fitted downlights. Extractor fan. Airing cupboard with hot water tank. Double glazed window to rear aspect.

Second Floor

Second floor landing
Fitted downlights Double glazed window to rear aspect. Door to: -

Study: 3.15m x 2.03m
Double glazed window to rear aspect with far-reaching views including Lansdown and Sion Hill.

Bedroom Three: 4.07m x 3.24m
Velux window to front aspect. Radiator. Fitted downlights. Fitted wardrobe. Over stairs cupboard and further under eaves storage.

Front Garden
Retaining front wall with gate. Path to front door. Front garden laid to shingle and mature shrubs.

Rear Garden
Large 100' rear garden, predominantly laid to lawn with mature shrubs and bushes. Raised patio area. Hard standing with garden shed and gated rear access.

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.

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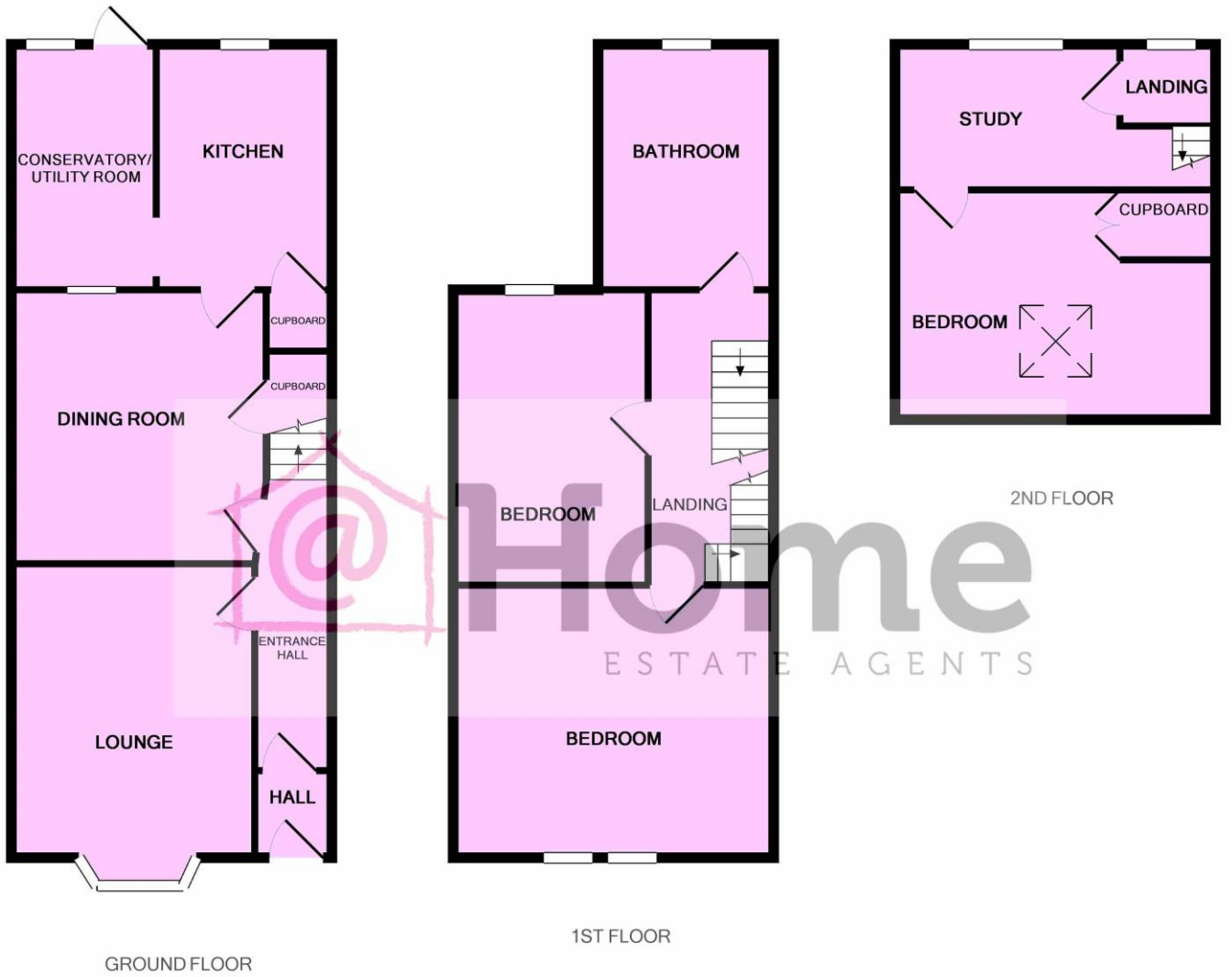
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DIRECTIONS
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