

£372,500

Energy Efficiency Rating: D

Coronation Avenue, Bath.

@ Home Estate Agents are pleased to bring to the market this beautifully presented, 2 bedroomed period terraced property with 2 reception rooms, benefitting from gas heating, double glazing, landscaped rear gardens and off road parking to the rear for 2/3 cars. An internal inspection is essential.









@ Home Estate Agents are pleased to bring to the market this beautifully presented, 2 bedroom period property situated close to all local amenities within Oldfield Park and on the main bus route. The spacious accommodation briefly comprises entrance hall, lounge, dining room, fitted kitchen, 2 double bedrooms and spacious bathroom. The property benefits from gas central heating, double glazing, off road parking for 2/3 cars to the rear and landscaped gardens. An early inspection is recommended.

Entrance Hall:
Multi panel glazed door to front aspect. Dado rail. Ceiling cornice. Half glazed door to inner hallway. Double radiator. Stairs with recently fitted carpets to first floor landing. Laminated flooring. Ceiling cornice and mouldings. Dado rail. Doors to lounge and dining room.

Lounge: 3.71m x 3.27m (max)
Double glazed bay window to front aspect. Feature fireplace with attractive mantlepiece. Living flame gas fire. Radiators. Laminate flooring. Dado rail. Ceiling cornice and rose.

Dining Room: 3.88m x 3.42m (max)
Double glazed window to rear aspect. Wall mounted gas fire with back boiler supplying the heating and hot water. Cupboard under stairs. Dado rail. Laminate flooring. Double radiator. Door to kitchen.

Kitchen: 3.55m x 2.54m
Double glazed window to rear aspect. Fitted range of matching wall and base units. Roll edged worktop surfaces with tiled splashback and inset stainless steel sink unit. Space and plumbing for washing machine and dishwasher. Appliance space. Built in cupboard. Dado rail. Picture rail double glazed door to rear garden.

First Floor Landing:
Dado rail. Hatch to roof space. Built in shelved cupboard. Built in airing

cupboard housing hot water tank. Recently fitted carpets. Doors to bedrooms and bathroom.

Bedroom: 4.33m x 3.71m (max)
Double glazed windows to front aspect. Radiator. Built in wardrobe with cupboard above. Recently fitted carpets.

Bedroom: 3.92m x 2.59m
Double glazed window to rear aspect. Double fitted wardrobe. Radiator.

Bathroom:
Double glazed obscure window to rear aspect. White suit with chrome fittings comprising panelled bath. Pedestal wash hand basin. Low level WC. Separate shower cubicle. Half tiled walls. Double radiator. Hatch to roof space.

Parking:
To the rear of the garden there is access via rear service lane with hardstand area for 2/3 cars.

Front Garden:
Wall frontage. Laid to patio.

Rear Garden:
Approximately 70ft in length with level enclosed garden with secluded patio area with shrub borders leading to lawned area and further seating area with gazebo.

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

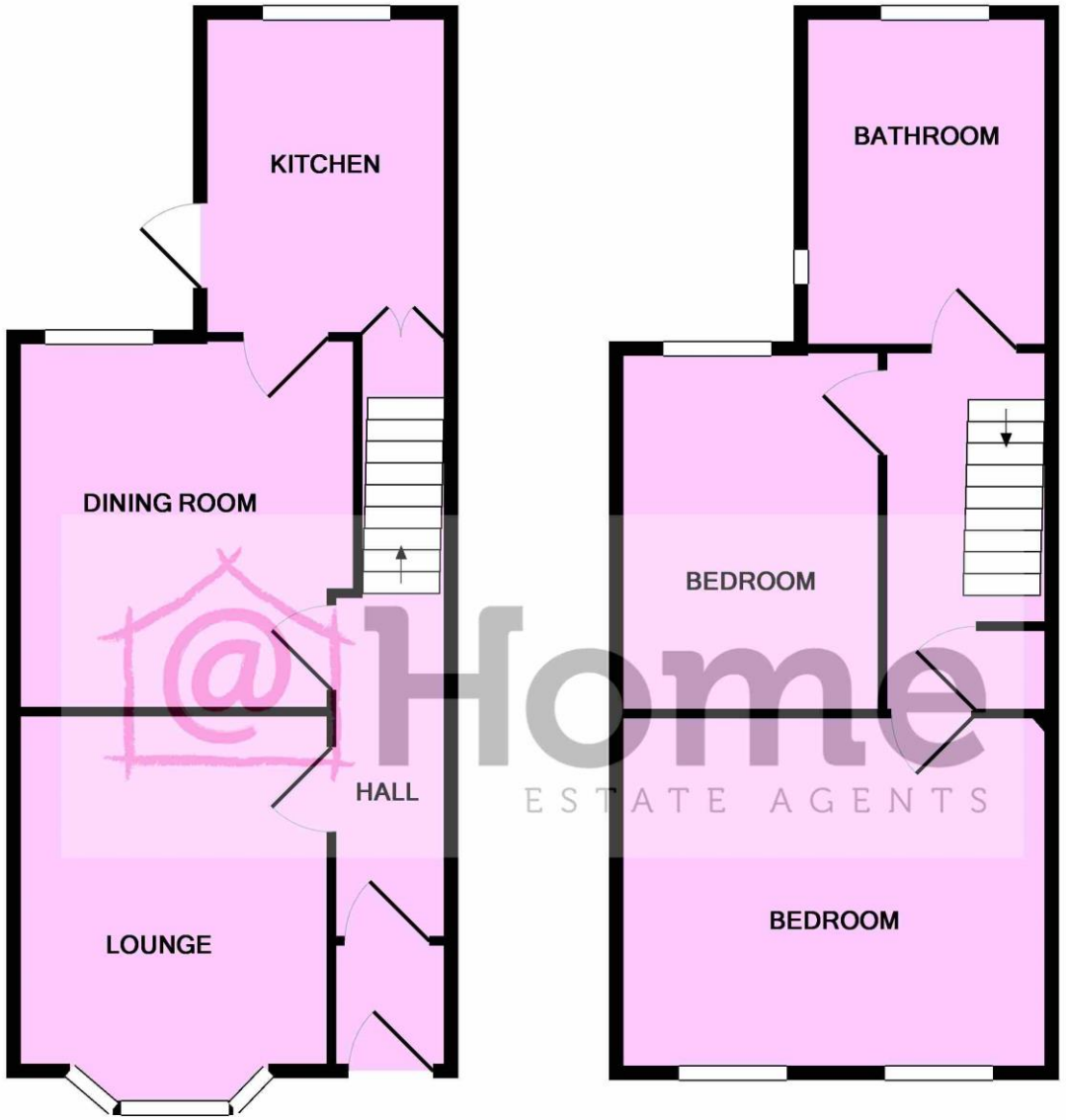
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