

£495,000

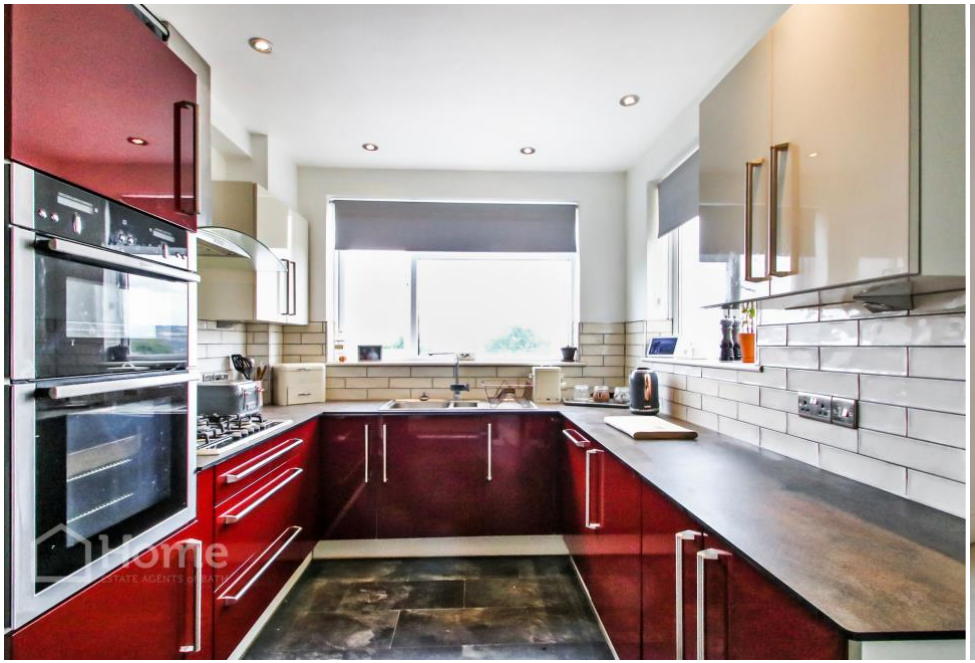
Energy Efficiency Rating: D

Englishcombe Lane, Bath. BA2 2EN.

An excellent opportunity has arisen to purchase this beautifully presented, four storey period property situated in an elevated and highly sought-after location. The benefits include gas central heating, double glazing, quality fitted kitchen, 3 bedrooms, one with ensuite, 3 reception rooms, home office and garage. An early viewing is strongly advised. Phone 01225 463006 to arrange an internal inspection.









An excellent opportunity has arisen to purchase this utterly superb four storey period property situated in a highly sought-after location. The benefits include gas heating, double glazing and an abundance of period character. The property briefly comprises a lounge, dining room, kitchen, three double bedrooms, bathroom, en-suite shower room as well as a garden level with office, further reception room, cloakroom and utility area. The property is particularly well located for a variety of schools and there is a selection of shops and cafés nearby on Moorland Road. There is a recently opened gym in the area as well as the Linear Park cycle path. Local restaurants include The Moorfields and Moorland Gate. There is good access to the City Centre, the Universities and Bristol beyond. Early viewings are strongly advised.

Ground Floor:

Entrance Lobby:
Part double glazed door to front aspect with double glazed window over. Ceiling cornice. Dado rail. Laminate flooring.

Entrance Hall:
Part single glazed door to front aspect. Laminate flooring. Stairs rising to first floor level.

Lounge: 3.50m x 3.30m
Double glazed bay window to front aspect. Radiator. Real flame gas fire, with ornamental surround and fitted Venetian shutters and picture rail.

Dining Room: 3.76m x 3.44m
Double glazed window to rear aspect. Radiator. Laminate flooring. Spectacular views towards Northern slopes.

Kitchen: 3.74m x 2.56m
UPVC part double glazed door to side aspect, UPVC double glazed window to side aspect, UPVC double glazed window to rear aspect, ornamental radiator, range of base and wall mounted units, 1½ bowl stainless steel sink drainer unit with mixer tap, integrated NEFF gas hob, electric cooker, cooker hood, NEFF dishwasher, fridge, subway style tiled splashbacks, spectacular views towards several Crescents and the Northern Slopes.

Basement Level

Reception Room: 4.36m x 3.76m
Double glazed window to rear aspect. Radiator. Built in cupboard. Stairs rising to ground floor.

Office: 3.28m x 2.94m
Open plan room with radiator. Built in cupboard containing fuse box and electric meter. Currently being used as a beauty parlour. Business unaffected by sale.

Utility Area: 4.89m (MAX) x 2.66m (MAX)
Part double glazed door to rear aspect. Double glazed window to side aspect. Radiator. Vaillant gas boiler. Built in cupboards. Plumbing for washing machine. Various shelving.

Cloakroom:
Double glazed widow to side aspect. Wall mounted wash hand basin with tiled splashbacks. WC. Storage area.

First Floor Landing:
Stairs to second floor. Doors to all rooms. Storage cupboard.

Bedroom: 4.36m x 3.50m
2 double glazed windows to front aspect. Radiator. Pleasant aspect towards Bear Flat and fitted Venetian shutters.

Bedroom: 3.78m x 2.63m
Double glazed window to rear aspect. Radiator. Pleasant views towards Northern Slopes.

Bathroom:
Double glazed window to rear aspect. Radiator. Pedestal wash hand basin. Roll top bath with mixer tap and shower attachment. WC, walk in shower with choice of fittings. Subway tiles and floor tiles.

Second Floor Landing:
Double glazed window to rear aspect.

Bedroom: 5.34m (MAX) x 2.82m (MAX)
Velux windows to front and double glazed window to rear. Radiator. Various built in cupboards.

Shower Room:
Velux double glazed window to front aspect. Heated towel rail. Wash basin in designer vanity unit. Walk in shower cubicle with subway tiles. WC, heated towel rails and floor tiles.

Front Garden:
Low maintenance front garden with gravelled area.

Rear Garden:
Patio area. Landscaping and shrubs. Various areas of lawn. Ornamental pond. Further gravelled area. Secure concrete workshop building. Rear pedestrian access. Secure concrete walls. Pleasant aspect towards Northern Slopes.

Garage/Parking:
Secure garage with up and over door. Parking on street. Potential for further off road parking (STPP).

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

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186 Englishcombe Lane,
Bath,
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Call now, visit us in branch or go online to book your viewing.

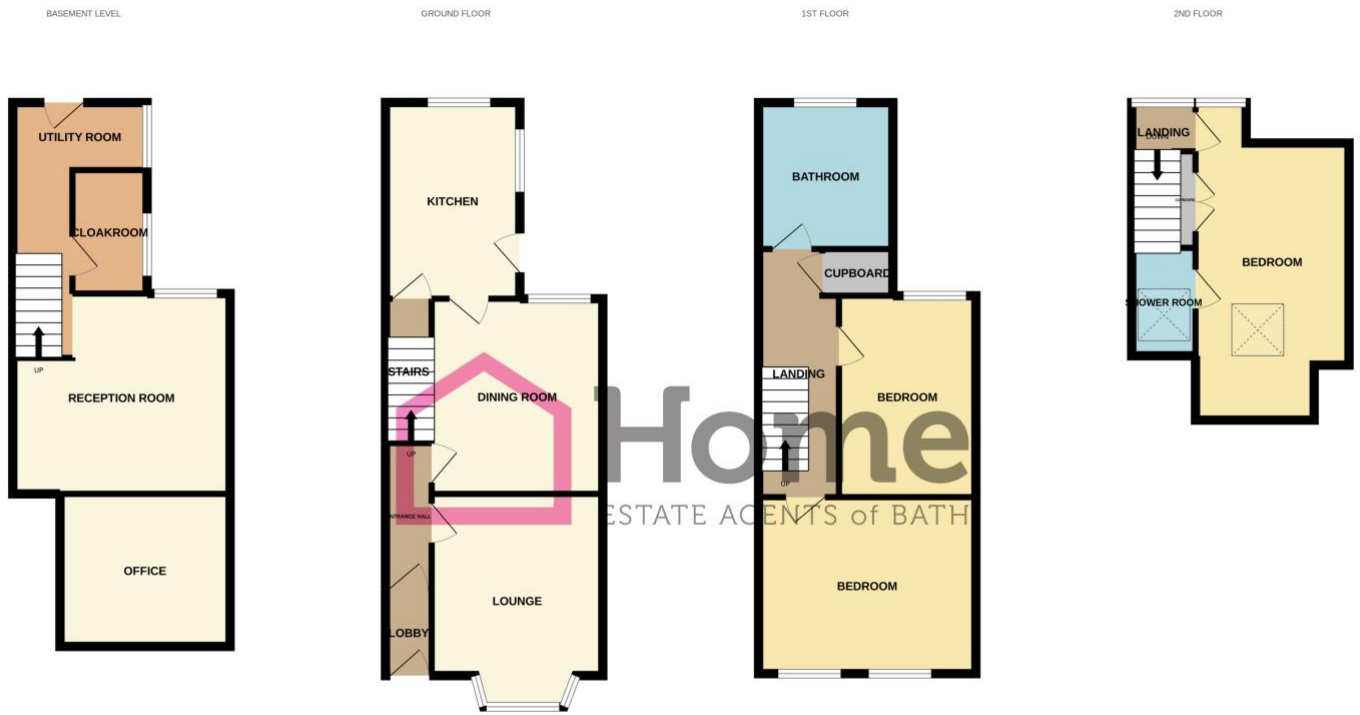
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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