

£450,000

Energy Efficiency Rating: D

Lansdown View, Bath. BA2 1BQ.

An excellent opportunity to acquire this spacious, 3 bedroomed stone built, bay fronted, terraced period home, set in a popular and elevated location over 3 floors. The property benefits from gas central heating, double glazing, far reaching views, long and landscaped rear gardens, vehicle access to the rear with hardstanding for 2 cars and some useful outside stores.









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Entrance Hall:
Entered via replacement front door. Coved cornices. Attractive archway. Under stairs cupboard. Stripped floor boards. White panel door to:

Dining Room: 3.79m x 3.51m
Fireplace (not currently in use) with tiled hearth. Stairs rising to first floor landing. Radiator. Carpet. Access to kitchen and double sliding glazed doors to:

Lounge: 4.55m x 3.64m
Attractive feature fire surround with hearth and inset living flame gas fire. Double glazed bay window to front aspect enjoying far reaching views. Television point. Telephone point. Radiator. Coving. Carpet.

Kitchen: 4.24m(max) x 4.64m (max)
Spacious and extended kitchen with full range of oak fronted wall mounted and floor standing units. Integrated fridge/freezer and dishwasher. Inset five ring gas hob with stainless steel splashback, eye level matching 'Hotpoint' stainless steel double oven, stainless steel extractor hood. Tiled splashbacks. Tiled flooring. Inset lighting and under unit lighting. Two Velux windows. Double glazed sliding patio doors to rear garden and access to: Utility Area. Plumbing for washing machine and space for dryer. Baxi combination boiler. White panel sliding door to:

Wet Room:
Half tiled walls. Tiled flooring. Mixer shower, white low level WC and wash hand basin. Radiator. Recessed lighting. Double glazed window to rear aspect. Extractor fan.

First Floor Landing:
Stairs to 2nd floor. Door to:

Bedroom: 3.96m x 3.63m
Double glazed windows to front aspect enjoying some wonderful views. Range of fitted wardrobes with sliding doors. Radiator. Inset lighting.

Bedroom: 3.47m x 3.12m
Double glazed window to rear aspect again enjoying open views. Radiator. Recessed lighting. Inset lighting.

Bathroom:
White suite of panelled bath with mixer shower and shower screen, low level WC, and wash hand basin. Radiator. Tiled splash backs. Double glazed window to rear aspect. Light and shaver point. Inset lighting. Fitted airing cupboard.

Second Floor Landing:
White panelled door to :-

Master Bedroom: 4.03m x 3.75m
Velux window to front aspect, again enjoying far reaching views, double panelled radiator, under eaves storage areas and fitted wardrobe, double glazed window to rear aspect, with 'city' views. Door to :-

Ensuite:
Fitted shower cubicle with mixer shower with folding door, low flush w.c. wash hand basin, fitted mirror with shaver socket, chrome towel radiator, double glazed window to rear aspect.

Parking:
There is vehicular access to the rear of the property with a hardstanding area for off road parking for 2 cars.. Gate to rear garden.

Gardens:
Retaining front wall with path leading to front door. Low maintenance front garden. The rear garden is laid predominately to lawn with decked patio area and further decked area to the rear. 2 block built stores with fitted power and light.

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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54 Lansdown View
Bath
BA2 1BQ.

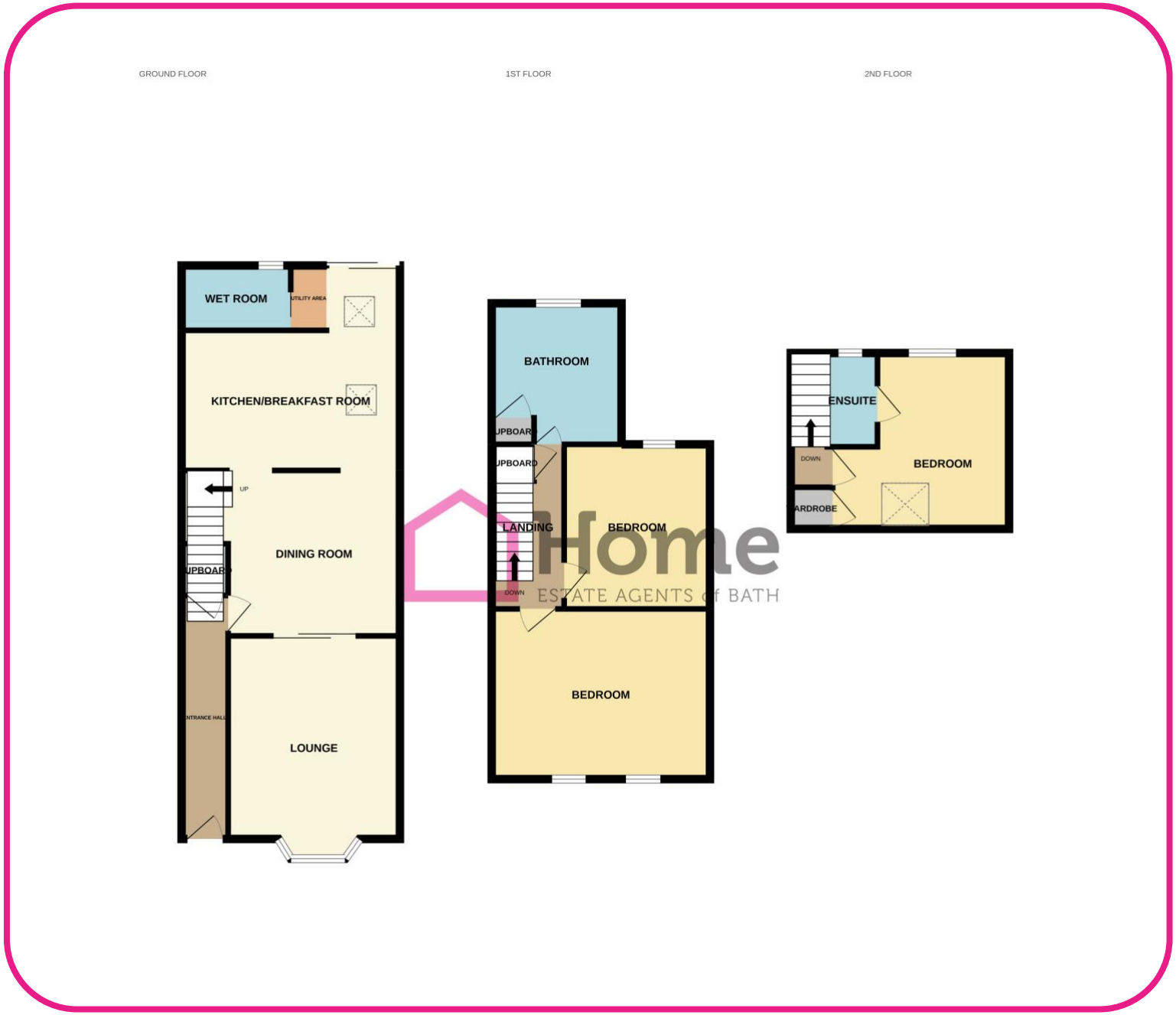
Call now, visit us in branch or go online to book your viewing.

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