

£495,000

Energy Efficiency Rating: TBC

West Avenue, Bath. BA2.

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An outstanding 3/4 bedroomed end of terraced, period stone residence set in the heart of Oldfield Park close to all local amenities within Moorland Road and a 'stones throw' from Oldfield Park Train Station. The property has been sympathetically and extensively upgraded to a high and exacting standard with spacious and versatile accommodation.
The layout consists of :- Entrance hall, light and airy sitting room, dining room, quality fitted kitchen with appliances and wood block work surfaces, breakfast room with doors to landscaped rear gardens, downstairs bedroom/study/annex with cloakroom, spacious master bedroom, two further bedrooms and newly fitted bathroom. Outside there is a low maintenance front garden with side access to attached single garage and landscaped rear garden with decking. The property is double glazed throughout and is warmed by a new gas combination boiler. An early inspection is essential.

Entrance Porch
Entrance via double glazed replacement front door, coved cornices, dado, glazed door to:-

Entrance Hall
Coved cornices with an attractive archway, panelled walls, radiator, stairs rising to first floor landing, understairs cupboard, door to kitchen, study/bedroom, and dining room.

Dining Room: 3.63m x 3.15m
Double glazed window to rear aspect, painted wooden floors, radiator, access to:-

Lounge: 4.21m x 3.72m
Attractive open hearth fireplace with dog grate, radiator, double glazed bay window to front aspect, painted wooden floor, coved ceiling and original ceiling rose.

Kitchen: 3.17m x 2.58m
New fitted 'Chalford Pebble' kitchen from Howdens boasts a deep Belfast sink with flexi mixer tap over, full range of base level units with oak wood block work surfaces, inset halogen electric hob with matching fan assisted electric oven below, stainless steel and vented extractor fan, integrated dish washer, wine cooler and fridge freezer, double glazed window to side aspect, tiled splash backs, LED downlights, chrome radiator, access to:-

Breakfast Room: 2.60m x 2.87m
LED downlights, radiator, double glazed French doors to rear garden, double glazed door to side.

Utility Room
Plumbing for washing machine, double glazed window to side aspect.

Additional Room: 5.83m x 2.40m
Spacious room, ideal as study/bedroom or granny annex, double glazed window to front and side aspects, LED downlights, radiator, door to:-

Cloakroom
White low flush WC, wash hand basin with unit below, extractor fan and LED downlight.

First Floor Landing
Double glazed window to side aspect, painted handrails with original spindles, panelled walls, timer control for central heating, cupboard housing ATAG gas combi boiler (25 year warranty), period doors to:-

Bedroom: 4.20m x 3.59m + Wardrobes
Double glazed windows to front aspect, two radiators, full range of fitted wardrobes with top boxes, painted wooden floor boards.

Bedroom: 3.15m x 2.68m
Double glazed window to rear aspect, original caste iron fireplace with surround, radiator.

Bedroom: 2.93m MAX x 2.55m MAX
'L' shaped, double glazed window to rear aspect, radiator.

Bathroom
White suite of enamelled panelled bath with shower over, glazed shower screen, wash hand basin with monochrome tap and vanity unit under, low flush WC, tiled and panelled walls, extractor fan, access to loft, white towel radiator.

Garage/Parking
Attached single garage with fitted power and light, inspection pit, accessed via service road.

Front Garden
Retaining stone walls with gate, front garden laid to low maintenance paving and borders of mature shrubs.

Rear Garden
The rear garden is in the process of being landscaped to lawn and decking with retaining walls and fencing, gate to side.

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.

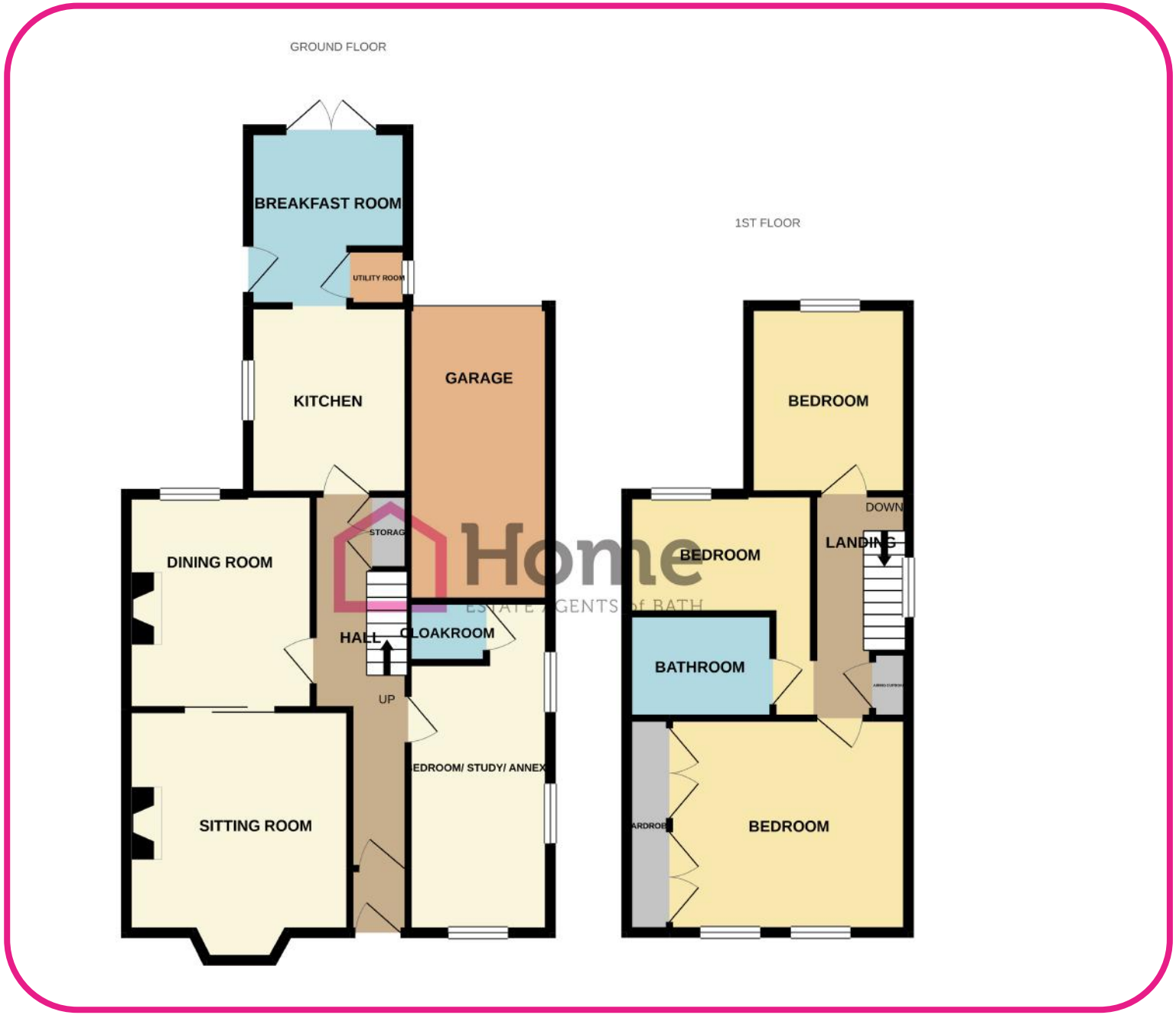
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