

£359,950

Energy Efficiency Rating: TBC

Livingstone Road, Bath. BA2.

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BREAD





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The sizeable property enjoys a large corner plot with good frontage and spacious rear gardens, ideal, subject to the normal planning permissions to extend.
The accommodation briefly comprises:-
Entrance Hall, lounge, dining room, kitchen, lean-to utility room, 2 double bedrooms and upstairs bathroom.
The property is ideally located for local schooling, Oldfield Park Train Station and also a level walk to the city centre.
An early inspection is advised.

Entrance Hall
Entered via replacement front door, radiator, stairs rising to first floor level, door to:-

Dining Room: 3.71m x 3.68m
Double glazed window to side aspect, radiator, understairs cupboard, door to kitchen and access to:-

Lounge: 4.29m x 3.48m
Feature fireplace with inset 'living flame' gas fire. Double glazed bay window to front aspect, coving and picture rails, radiator.

Kitchen 3.66m x 2.24m
Fitted kitchen with one and a half bowl ceramic sink unit with mixer tap over, range of base level and wall units, fitted Rangemaster with matching canopy hood over, recessed lighting, double glazed window to rear aspect and window to side aspect, radiator, replacement door to:-

Utility Room
Plumbing for washing machine, glazing to side and rear and door to rear.

First Floor Landing
Access to loft, airing cupboard with Vaillant gas combi boiler, doors to:-

Bedroom: 4.67m x 3.43m
Double glazed window to front aspect, radiator, coving.

Bedroom: 3.70m x 2.80m
Double glazed window to rear aspect, radiator.

Bathroom
White suite of panelled bath with mixer tap, wash hand basin, low flush WC, chrome towel radiator, tiled splash backs, separate shower cubicle with mixer shower and tray.

Front Garden
Long front garden (approximately 23m) laid to low maintenance shingle with path to front door, gated side access to:-

Rear Garden
Most spacious rear garden (approximately 16.5m x 13m) laid to lawn with small patio area, timber fencing to all sides.

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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