

OFFERS IN EXCESS OF

£355,000

Energy Efficiency Rating: TBC

Ambleside, Bath. BA2 2LP.

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The property is offered with gas central heating, double glazing, off road parking for two average sized cars and attached single garage.
The family sized accommodation briefly comprises:- Entrance hall, double aspect lounge/diner, fitted kitchen with cosy conservatory off, three bedrooms and upstairs bathroom. Outside there are mature gardens to the front and rear together with some far reaching rural views to the front.
The property is offered with no onward chain. An internal inspection is highly recommended.

Entrance Porch
Entered via double glazed front door with double glazed side panel, laminate flooring, fitted cupboard.

Entrance Hall
Entered via glazed and leaded light front door with glazed panel, stairs rising to first floor landing, radiator, hardwood flooring, coving, understairs cupboard, glazed door to kitchen and door to:-

Lounge/Diner: 7.00m x 3.83m MAX
Fitted Baxi Bermuda gas fire with back boiler serving central heating and hot water, double aspect room with double glazed window to front aspect enjoying far reaching views, and double glazed window to rear aspect, TV point, dado, radiator and coved ceiling.

Kitchen: 3.17m x 2.64m
Single drainer stainless steel sink unit with mixer tap over, range of base level and wall units, plumbing for washing machine and dishwasher, space for fridge freezer, gas cooker point, fitted work surfaces, laminate flooring, recessed lighting, double glazed window to rear aspect, glazed door to:-

Conservatory: 2.68m x 2.45m
Laminate flooring, double glazed windows to two sides, fitted power and lighting, fitted electric panel heater, double glazed door to side aspect.

First Floor Landing
Double glazed window to side aspect, over stairs cupboard, access to insulated and boarded loft, airing cupboard with hot water tank, wooden panelled doors to:-

Bedroom: 3.38m x 3.44m
Range of fitted wardrobes, radiator, coving, double glazed window to front aspect enjoying far reaching views, TV point,

Bedroom: 3.38m x 2.92m
Double glazed window to rear aspect, radiator, double fitted wardrobe, coving and dado.

Bedroom: 2.29m x 2.04m
Double glazed window to front aspect, radiator, over stairs drawers and shelving, TV point.

Bathroom
White suite of panelled bath with electric shower over, low flush WC, wash hand basin, tiled walls and flooring, coving, radiator, double glazed window to rear aspect.

Garage/Parking
Concrete driveway giving off road parking for two average sized cars, access to attached garage with up and over door, fitted power and light.

Front Garden
Retaining front wall. Front garden laid to mature shrubs and paved area. Gated side access to rear garden.

Rear Garden
Steps to raised patio area with further area with mature shrubs, rockery and decked seating area.

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

01225 463006

sales@ahea.co.uk

@at_home_bath

@Home Estate Agents
13 Moorland Road,
Bath, BA2 3PL

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