

£785,000.

GUIDE PRICE

Energy Efficiency Rating: TBC

St Ann’s Way, Bathwick, Bath, BA2 6BT.

@ Home Estate Agents are favoured with the instructions to market this most spacious 3 bedroom semi detached residence situated in an elevated position within Bathwick. The property is offered with no onward chain with convenient access to local facilities namely, Tesco Express, local coffee shop, The Kennet and Avon Canal and Sham Castle . An early inspection is highly recommended.









@ Home Estate Agents are favoured with the instructions to market this most spacious 3 bedroom semi detached residence situated in an elevated position within Bathwick. The property is offered with no onward chain. convenient access to local facilities namely, Tesco Express, local coffee shop, The Kennet and Avon Canal and Sham Castle. The benefits include gas central heating, mainly double glazed, good sized southeast facing rear gardens together with generous side plot, ideal, subject to the normal planning permission to extend either to the rear or to the side. The generously proportioned accommodation briefly groups: Entrance hall, sitting room, dining room, cloakroom, kitchen, 3 bedrooms, bathroom, separate WC, gardens to front, side and rear, off road parking and detached garage to the rear. There is an abundance of mature shrubs and trees in the south eastly facing rear gardens. An early viewing is advised to view this no onward chain property.

Entrance Porch
Open entrance porch with hardwood front door to:-

Entrance Hall
Spacious hallway with stairs rising to first floor landing, double panelled radiator, under stairs cupboard with meters, coving, double glazed window to front aspect.

Cloakroom
White suite of low flush WC, wash hand basin, double glazed window to side aspect.

Sitting Room: 4.56m x 3.62m
Feature 'living flame' electric Dimplex heater, gas point, fitted shelves, double panelled radiator, coving, secondary glazed windows and French doors to rear aspect.

Dining Room: 4.49m x 3.61m
Fitted fireplace, inset glazed display cabinet, coving, radiator, double glazed window to front aspect.

Kitchen: 3.61m x 3.26m
Double drainer stainless steel sink unit with mixer tap over, range of wooden trimmed base level & wall units, fitted work surfaces, further base level units with wooden work surface, Worcester gas cooker, plumbing for washing machine, electric cooker point, space for fridge, radiator, tiled splashbacks, double windows to rear aspect, doors to :-

Utility Room: 2.59m x 1.77m
Plumbing for washing machine, fitted power & light, glazed door and side panel to side aspect, braced timber door to side.

First Floor Landing
Large landing with attractive stained glass window to side aspect, radiator, access with loft ladder to loft, coving, fitted cupboard and doors to :-

Bedroom 1: 4.53m x 3.61m
Double glazed window to rear aspect enjoying views over gardens, radiator, coving, range of fitted wardrobes, further double fitted wardrobes.

Bedroom 2: 3.94m x 3.60m
Again, spacious double bedroom with double glazed window to front aspect with lovely views of the city, Bath Abbey & Camden, double panelled radiator, fitted wardrobes with top boxes, coving.

Bedroom 3: 3.61m x 2.53m
Double glazed window to rear aspect, enjoying views of the rear garden, coving, double fitted wardrobes, radiator.

Shower Room:
Fitted shower cubicle with white tray & mixer shower unit, wash hand basin, double panelled radiator, tiled walls, coving, double glazing window to front aspect.

Separate WC:
White low flush WC, radiator, double glazed window to front aspect.

Garage/parking:
Off road parking for 2 cars to the side of the property with detached garage to the rear with gate into rear garden.

Front Garden
Retaining stone wall with raised front garden, lawn with flower borders and mature shrubs. Steps up to rear garden.

Rear Garden
Spacious southeast facing rear garden, predominantly laid to lawn and patio area, with range of mature shrubs, apple trees, flower borders and Tulip tree. Timber shed and hard standing for greenhouse. Mature privacy hedging.

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

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