

£319,000.

Energy Efficiency Rating: TBC

Poolemead Road, Bath, BA2 1QP.

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An excellent opportunity has arisen to purchase this substantial three bedroom property in a sought after location and offered to the open market for the very first time. The benefits include gas heating, double glazing and a generously sized garden. Downstairs there is an entrance hall, lounge/dining room, kitchen, utility room as well as a further storeroom and lobby. Upstairs there are three double bedrooms and a recently upgraded shower room. The property offers extremely good access to the city centre, University bus routes and Bristol beyond. There are particularly good opportunities for countryside walks and the Newton Farm Shop is only a short drive away. An early viewing is strongly advised. Phone 01225 463006 to arrange an internal inspection.

Entrance Lobby
UPVC part double glazed door to front aspect, UPVC double glazed window to side aspect, floor tiles.

Entrance Hall
UPVC double glazed door to front aspect, UPVC double glazed window to front aspect, radiator, floor tiles.

Storage Cupboard
Worcester gas boiler, gas meter, electric meter, fuse box, floor tiles.

Lounge/Diner: 4.21m x 5.47m
UPVC double glazed window to front aspect, UPVC double glazed window to rear aspect, 2x radiators.

Kitchen: 3.05m x 2.49m
UPVC double glazed window to rear aspect, radiator, range of base and wall mounted units, stainless steel, sink drainer unit with mixer tap, Bosch cooker hood, tiled splashbacks, plumbing for washing machine, 2x built in cupboards, floor tiles.

Utility Room: 1.69 x 1.83m
UPVC part double glazed door to rear aspect, UPVC double glazed window to side aspect, floor tiles.

First Floor Landing
UPVC double glazed window to rear aspect, loft access, wooden doors to all bedrooms, views.

Bedroom: 4.28m x 2.99m
2x UPVC double glazed window to front aspect, radiator, built in cupboard.

Bedroom: 3.38m x 2.49m
UPVC double glazed window to rear aspect, radiator, views.

Bedroom 2.58m x 2.95m
UPVC double glazed window to rear aspect, radiator, views.

Bathroom
UPVC double glazed window to rear aspect, pedestal wash basin, shower cubicle with Triton electric shower, WC, heated towel rail, fully tiled walls, floor tiles.

Front Garden
Laid mainly to lawn with views.

Rear Garden
Laid mainly to ornamental patio with area of lawn, outside tap, rear pedestrian access. Garden shed with electrical connection and windows.

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.

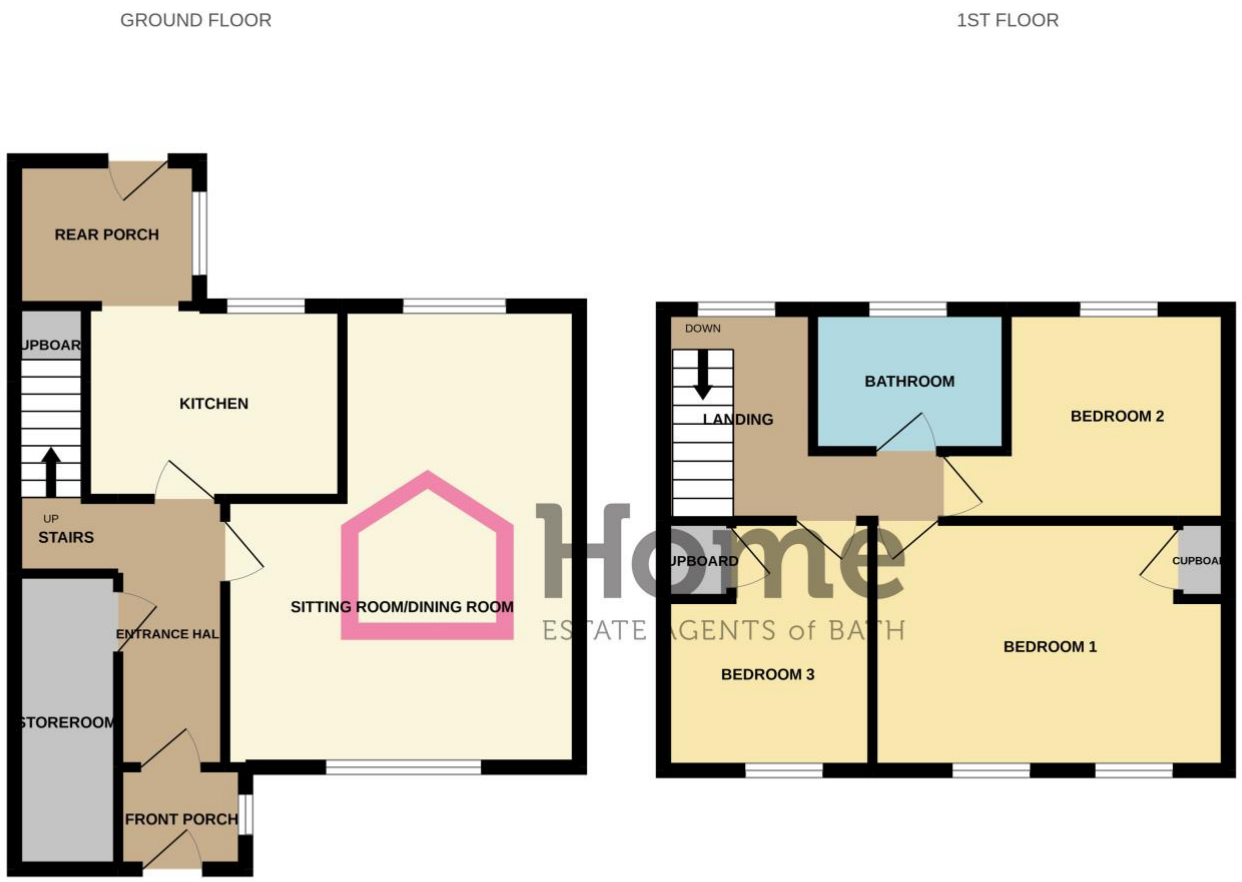
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Home
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