

£352,500

Energy Efficiency Rating: TBC

Stanley Road West, Bath. BA2.

A rare opportunity has arisen to acquire this larger than average, 3 bedroom mid terraced family home situated in the heart of Oldfield Park. The property is offered with no onward chain, gas central heating via combi boiler, double glazed throughout and benefits from being newly re-roofed. An internal inspection is highly recommended.









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The spacious accommodation briefly comprises, double aspect lounge/diner, recently refitted kitchen, utility room with wet room and cloakroom off. Upstairs there are three bedrooms, together with the house bathroom. Outside is a manageable garden to the rear with patio area and rear access and small garden to the front. An internal inspection is highly recommended. Phone 01225 463006 to arrange and internal inspection.

Entrance Porch
Entered via replacement front door, fuse box and metres, glazed door to:-

Entrance Hall
Stairs rising to first floor landing, coving, door to:-

Lounge/Diner: 8.06m x 3.64m
Double glazed bay window to front aspect, TV point, coving, ceiling rose, wall mounted log effect heater.

Dining Area
Double glazed window to rear aspect, radiator, understairs cupboard, matching wall heater, coving, door to:-

Kitchen: 3.97m x 2.61m
Modern fitted 'shaker' style white kitchen with white polycarbonate sink unit with mixer tap over, range of base level and wall units, plumbing for dish washer, space for gas cooker and fridge freezer, fitted work surfaces and extractor fan, radiator, coving, double glazed window to side aspect.

Utility Room: 2.78m x 1.43m
Plumbing for washing machine, fitted units, radiator, door to WC and door to:-

Shower Room
Tiled wet room with mixer shower and double glazed window to rear aspect.

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

First Floor Landing
Access to loft, fitted cupboards, doors to:-

Bedroom: 4.81m x 4.84m into bay
Spacious master bedroom with double glazed bay to front aspect, additional double glazed window to front aspect, radiator, fitted cupboard, picture rails.

Bedroom: 3.97m x 2.98m
Double glazed window to rear aspect, fitted cupboard, radiator.

Bedroom: 2.62m x 2.36m
Double glazed window to rear aspect, Worcester gas combi boiler, radiator.

Bathroom
White suite of panelled bath with electric shower unit over, shower screen, low flush WC, large wash hand basin, double glazed window to side aspect.

Front Garden
Retaining front wall with gate and path to front door. Low maintenance front garden.

Rear Garden
Laid to patio area, path and shingled area, gate to rear, rendered stone.

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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BA2 3HU.

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

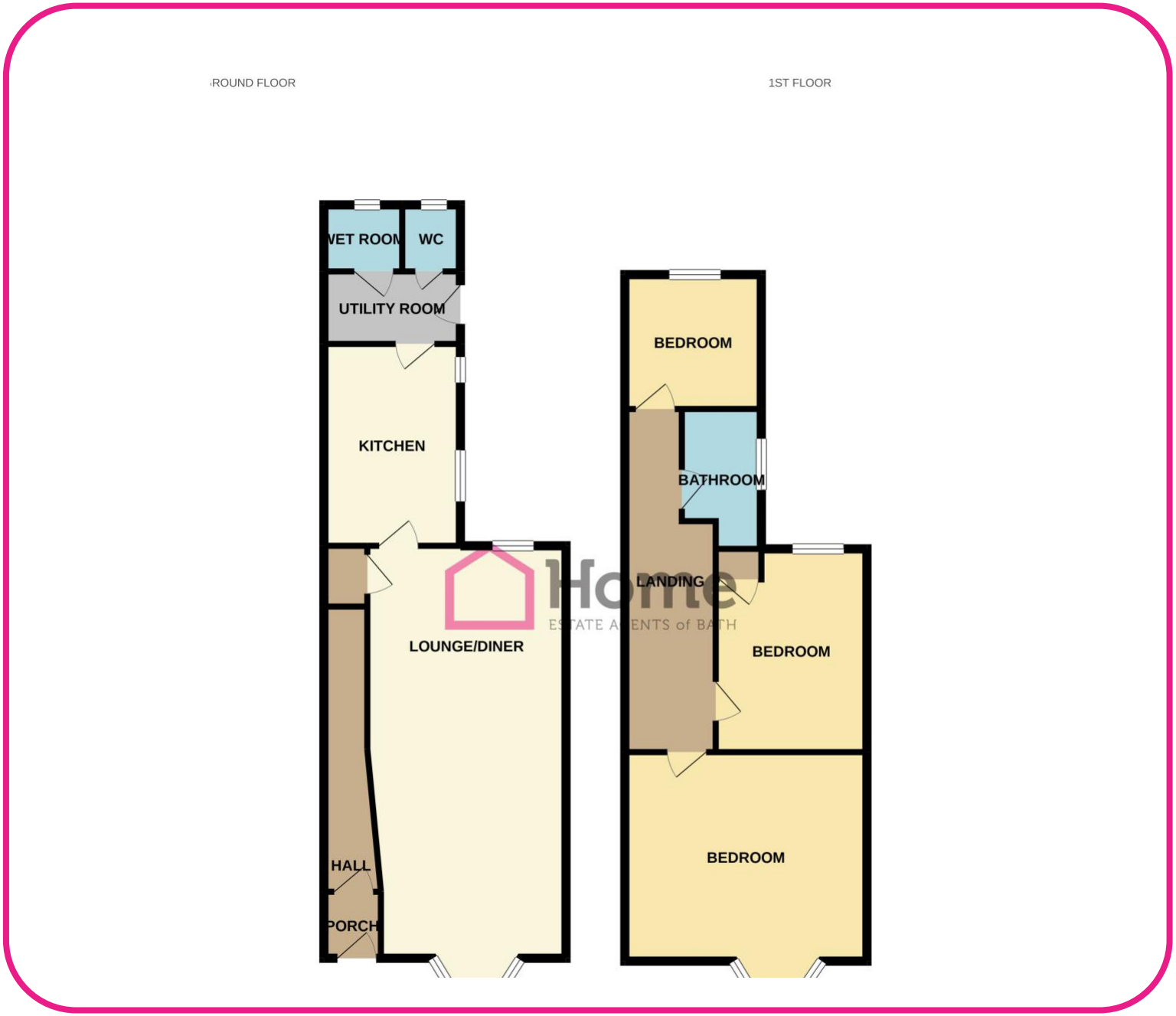
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