

£345,000

Energy Efficiency Rating: TBC

Albany Road, Bath. BA2.

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ENGLAND



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The property briefly comprises a lounge, dining room, kitchen, conservatory as well as two double bedrooms and a bathroom. Externally the garden is laid mainly to lawn with various secluded areas and impressive landscaping of flower beds and shrubs.
The property has a selection of shops and a Costa Coffee very nearby. It also offers extremely good access to the city centre as well as numerous transport links to the Universities and Bristol beyond.
Early viewing is strongly advised.

Entrance Lobby
Wood effect UPVC part double glazed front door with stained glass detail, UPVC double glazed window over, cupboard containing containing electric meter and fuse box.

Entrance Hall
UPVC double glazed door to front aspect, radiator, dado rail, laminate flooring.

Lounge: 3.3m x 3.39m
UPVC double glazed window to front aspect, radiator, gas fire.

Dining Room: 4.37 x 3.97 MAX
UPVC double glazed door to rear aspect, radiator, stairs rising to first floor landing, understairs cupboard.

Kitchen: 2.51m x 2.74m
UPVC double glazed door to side aspect, UPVC double glazed door to rear aspect, range of base and wall mounted units, composite sink drainer unit with mixer tap, integrated electric hob and cooker, tiled splash backs, plumbing for washing machine.

Conservatory:
UPVC double glazed patio doors to rear aspect, UPVC double glazed windows to rear aspect and side aspect, electric fire, floor tiles.

First Floor Landing
Doors to all rooms, loft access, built in cupboard.

Bedroom: 4.55m x 3.4m APPROX
UPVC double glazed window to front aspect, radiator, built in cupboards, gas boiler.

Bedroom: 2.69 x 3.95 MAX
UPVC double glazed window to rear aspect, pleasant aspect towards garden.

Bathroom
UPVC double glazed window to rear aspect, radiator, wash basin within vanity unit, panelled bath with shower over, WC, fully tiled walls, built in cupboards.

Garage/Parking
Area used for parking to the rear of the property.

Front Garden
Low maintenance front garden with path and ornamental shrubs. Gas meter.

Rear Garden
Landscaped south facing garden separated into areas of lawn, patio and gravel. Flower beds and shrubs. Two garden sheds.

For further details or to arrange an internal inspection, please contact us on 01225 463006 or email us on sales@ahea.co.uk

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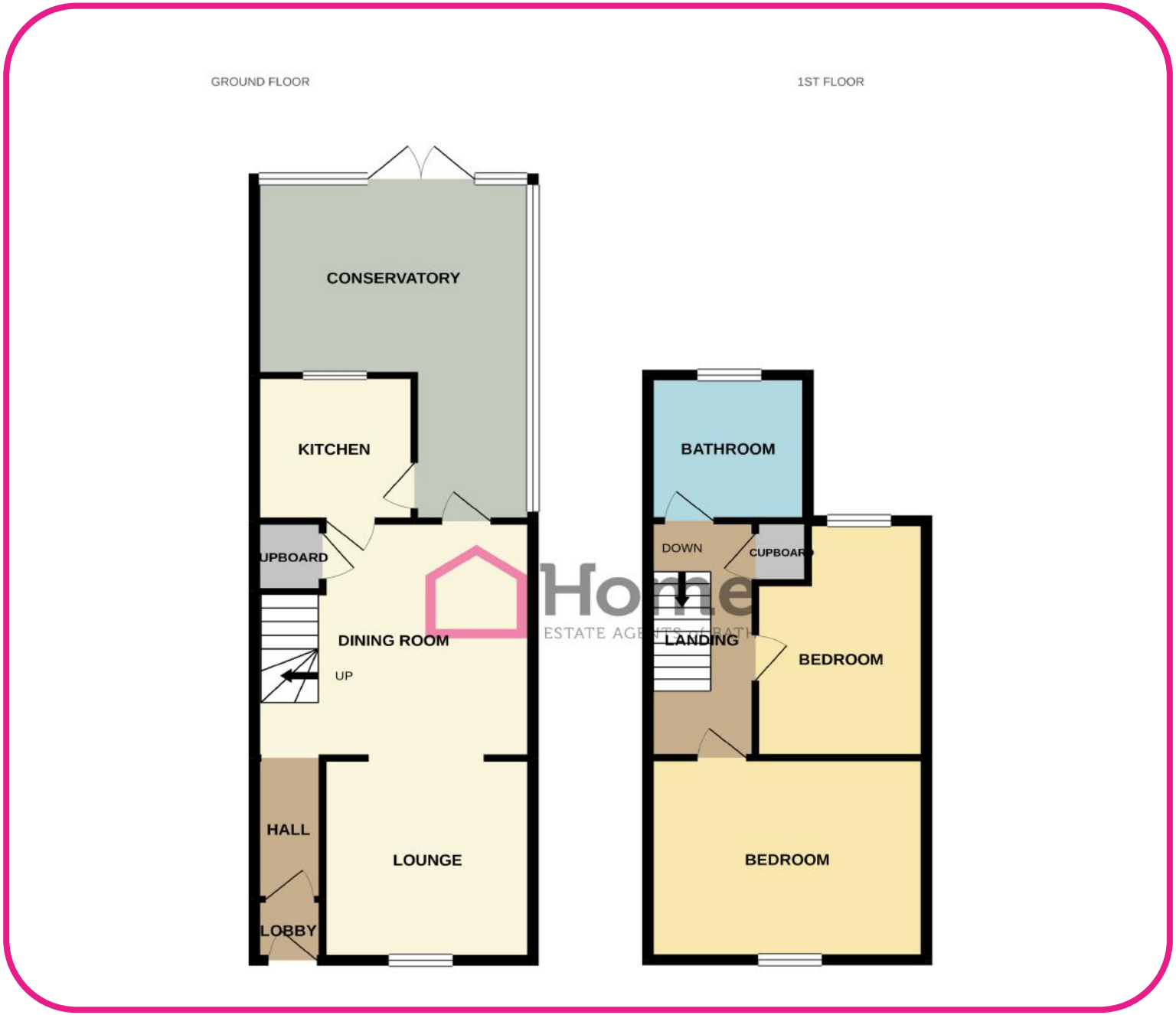
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