

£280,000

Energy Efficiency Rating: C

Newton Road, Bath. BA2.

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The benefits include gas heating, double glazing as well as private off road parking and a secure garage. Early viewing is strongly advised.









An excellent opportunity has arisen to purchase this superb two bedroom semi detached property situated in a sought after residential location on the edge of the city.
The benefits include gas heating, double glazing as well as private off road parking and a secure garage. The property briefly comprises of a lounge, dining room, kitchen, conservatory, cloakroom as well as two bedrooms and a bathroom.
Externally the gardens have been laid mainly to lawn with various areas of patio and landscaping.
The property offers some great transport links to the city centre and the Universities as well as Bristol and beyond.
Early viewing is strongly advised.

Entrance Porch
Open side period style porch with modernist design.

Entrance Hall
UPVC double glazed door to front aspect, UPVC double glazed window to front aspect, radiator, understairs cupboard containing electric meter and fuse box, stairs rising to first floor landing.

Cloakroom
UPVC double glazed window to front aspect, radiator, plumbing for washing machine, wash basin within vanity unit, WC.

Lounge: 3.34m x 5.46m
Single glazed wooden double doors to rear aspect, UPVC double glazed window to front aspect, radiator.

Dining Room: 2.48m x 3.14m
UPVC part double glazed door to rear aspect, UPVC double glazed window to rear aspect, radiator, pleasant aspect towards rear garden.

Kitchen: 2.93m x 2.83m
UPVC double glazed window to rear aspect, range of base and wall mounted units, stainless steel sink drainer unit with mixer tap, integrated gas hob, integrated electric cooker, and cooker hood, space for dishwasher, tiled splash backs, understairs storage area, Ideal gas boiler.

Conservatory: 3.43m x 2.11m
UPVC double glazed door to side aspect, UPVC double glazed windows to side aspect, UPVC double glazed windows to rear aspect, laminate flooring.

First Floor Landing
UPVC double glazed window to side aspect, built in storage cupboard, loft access.

Bedroom: 4.25m x 2.47m
Two UPVC double glazed windows to front aspect, radiator, built in storage cupboards.

Bedroom: 3.32m x 2.9m
UPVC double glazed window to rear aspect, radiator, built in storage cupboards.

Bathroom
UPVC double glazed window to rear aspect, wash basin within vanity unit, shower cubicle, WC, heated towel rail, wall tiles.

Garage/Parking
Private off road parking space with ornamental gravel, secure concrete garage with up and over door, further side door, windows.

Front Garden
Laid mainly to lawn with small patio area, flower beds and shrubs. Pleasant aspect towards tree lined street.

Rear Garden
Well landscaped garden laid mainly to lawn. Flower beds and shrubs. Patio and decked areas. Secluded vegetable patch and rear pedestrian access via wooden gate.

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 1RP.

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

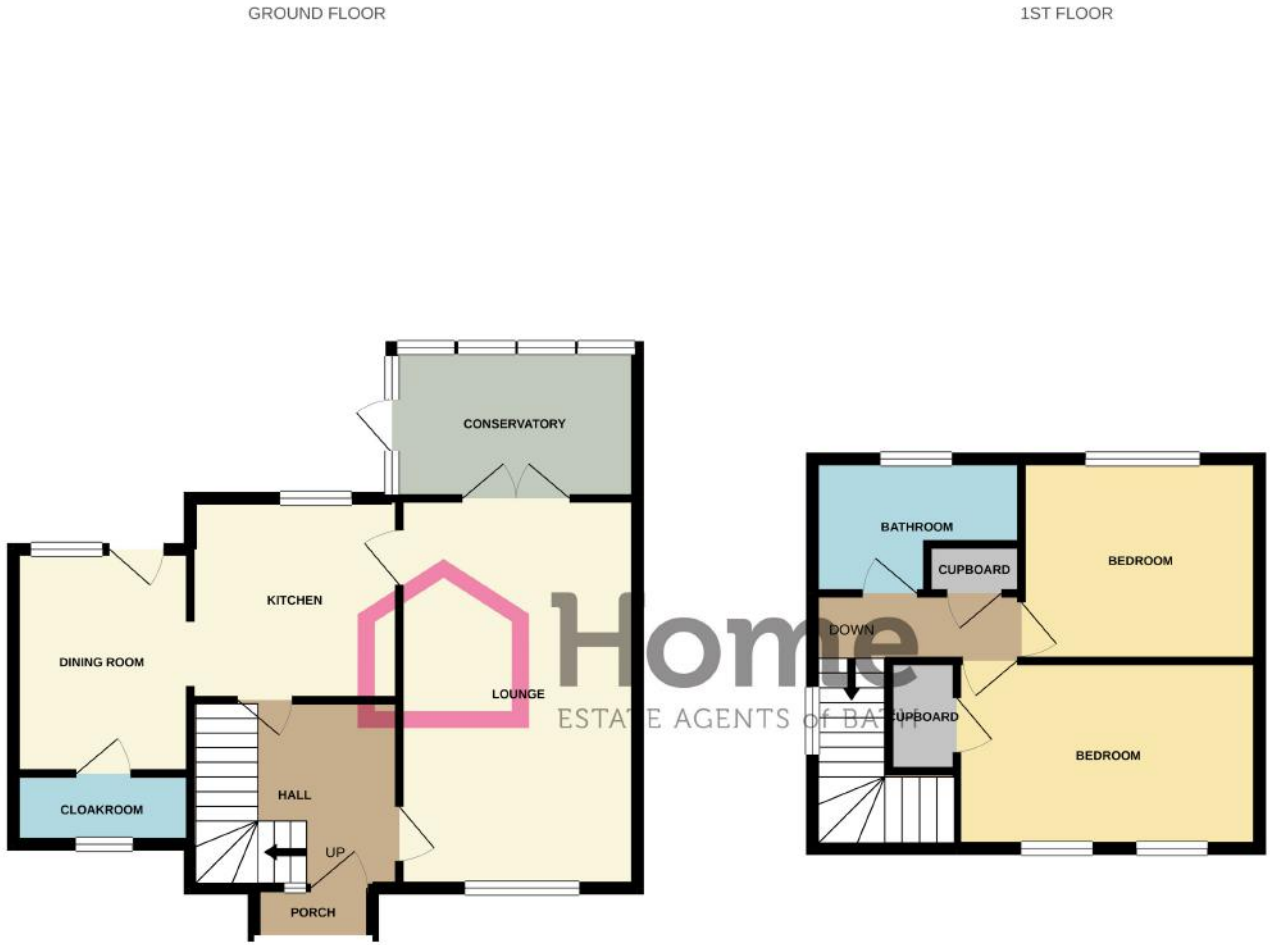
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