

£785,000

Energy Efficiency Rating: TBC

St Ann's Way, Bath. BA2 6BT.

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The property briefly comprises of an expansive dual aspect lounge, dining hall, kitchen, cloakroom, a storage lobby leading to the garage, an open plan landing leading to three double bedrooms and a bathroom and there is also a cellar level. Externally there is a driveway and landscaped garden to the front. The rear garden is secluded and well landscaped.
The property offers exceptional access to Bathwick Hill, Sham Castle and the city centre and is also very well placed for Bath Spa Train Station. Great Pultney Street and the Holburne Museum are also nearby. An early viewing is highly recommended.

Entrance Porch
Cover porch with floor tiles.

Dining Hall: 2.53m x 2.64m
Part double glazed front door, double glazed window to front aspect, rack, built in cupboard.

Cloakroom
UPVC double glazed window to side aspect, wash basin, WC.

Lounge: 4.62m MAX x 7.31m MAX
UPVC double glazed patio doors to rear aspect, UPVC double glazed window to front aspect, two radiators.

Kitchen: 3.18m x 3.54m
Single glazed window to rear aspect, radiator, range of base and wall mounted units, stainless steel sink drainer unit with mixer tap, integrated gas hob and electric cooker, integrated cooker hood, tiled splash backs, views towards city.

Lobby
Part glazed door to side aspect, storage areas leading to garage.

First Floor Landing
Double glazed window to side aspect, loft access, doors to all rooms, built in cupboard.

Bedroom: 4.67m x 3.64m
UPVC double glazed window to rear aspect, radiator, two built in cupboards, spectacular views towards Camden Crescent and city centre.

Bedroom: 3.63m x 3.53m
UPVC double glazed window to front aspect, radiator, wash basin within vanity unit, pleasant south facing aspect.

Bedroom: 2.5m x 3.64m
UPVC double glazed window to rear aspect two built in cupboards one containing gas boiler, spectacular views.

Bathroom
Two UPVC double glazed windows to front aspect, radiator, wash basin within vanity unit, panelled bath with Triton shower over, WC, heated towel rail, wall tiles.

Basement Level: Cellar
Useful garden store, accessed from garden.

Garage/Parking
Private driveway with parking for more than one car leading to good sized garage with up and over door and single glazed window to rear aspect.

Front Garden
Low maintenance patio area with landscaping, flower beds, trees and shrubs.

Rear Garden
Patio terrace with views towards Bathwick Hill, garden pond. Secluded and landscaped garden with an assortment of flower beds, trees and shrubs.

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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