

£300,000

Energy Efficiency Rating: TBC

Coronation Avenue, Bath.

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The property is particularly well located for a variety of schools, numerous transport links to the city centre and the Universities. The Moorland Road Shops, Sand Pits, Allotments and Oldfield Park Train Station are also nearby.
Early viewing is strongly advised.

GROUND FLOOR

Entrance Lobby
Part single glazed front door, period style cornicing.

Entrance Hall
Doors to all rooms, stairs rising to first floor landing, period style cornicing.

Lounge: 3.26m x 3.62m
UPVC double glazed bay window to front aspect, period style cornicing.

Dining Room: 3.47m x 3.94m
UPVC double glazed window to rear aspect, fireplace surround, wonderful views towards countryside.

Kitchen: 2.49m x 3.4m
UPVC double glazed window to rear aspect, range of base and wall mounted units, stainless steel sink drainer unit, tiled splash backs, views.

FIRST FLOOR

First Floor Landing
Doors to all rooms, loft access, period style bannisters.

Bedroom: 3.99m x 3.63m
Two UPVC double glazed windows to front aspect, built in cupboards.

Bedroom: 2.55m x 3.95m
UPVC double glazed window to rear aspect, views.

Bedroom: 2.48m x 2.53m
UPVC double glazed windows to rear aspect, views.

WC
Single glazed window to side aspect, internal window over door, WC.

BASEMENT LEVEL

Utility Room
Single glazed window to rear aspect, stairs cupboard doors to cellar.

Cellar
Storage area.

Lobby
Wooden door to side aspect, period style tessellated tiles.

Bathroom
Single glazed window to rear aspect, single glazed window to side aspect, wash basin, panelled bath, WC.

Garage/Parking
Garage accessed via rear track.

Front Garden
Low maintenance front garden. Period style tessellated tiles. Flower beds and shrubs. Views towards Lansdown Crescent.

Rear Garden
Good sized West facing rear garden separated into various areas of landscaping and patio. Spectacular views towards the Crescents and Northern slopes.

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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66 Coronation Avenue, Bath, BA2 2JW.

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

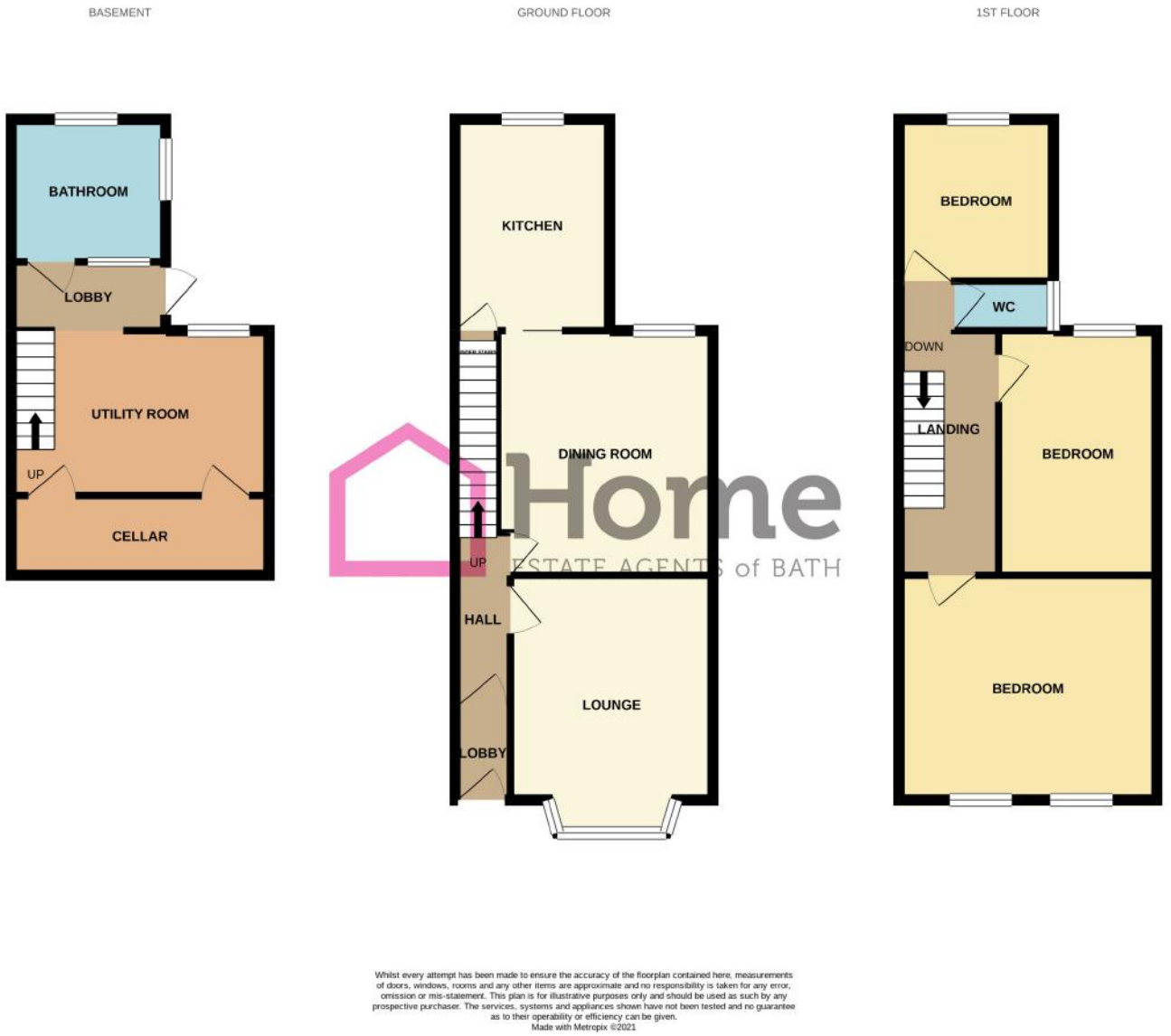
01225 463006

sales@ahea.co.uk

@at_home_bath

@Home Estate Agents
13 Moorland Road,
Bath, BA2 3PL

Home
ESTATE AGENTS of BATH



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