

£400,000.

Energy Efficiency Rating: TBC

Thornbank Place, Bath, BA2 3HH.

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Entrance Lobby:
Period style part glazed door to front aspect, built in cupboard containing fuse box, gas and electric meters, laminate flooring.

Entrance Hall:
Period style part glazed door to front aspect, radiator, ornamental plasterwork, stairs rising to first floor landing, laminate flooring.

Lounge: 3.39m x 3.61m
UPVC double glazed bay window to front aspect, radiator, highly decorative period style fireplace, picture rail, phone point, stripped wooden floorboards. Pleasant aspect to street and views towards Lansdown Crescent.

Dining Room: 3.50m x 3.70m
UPVC double glazed window to the rear, radiator, decorative fireplace surround, picture rail, understairs cupboard with shelving, stripped wooden floorboards.

Kitchen: 2.45m x 3.51m
Door to side aspect, UPVC double glazed window to side, 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, electric cooker, integrated cooker hood. Plumbing for washing machine, plumbing for dishwasher, cupboard containing Worcester gas boiler.

First Floor Landing:
Highly decorative period style banister, loft access. Large built in cupboard, period style doors to all rooms.

Bedroom: 4.42m x 3.65m
UPVC double glazed bay window to front aspect, radiator, picture rail, spectacular views towards Lansdown Crescent and Northern slopes.

Bedroom: 2.69m x 3.71m
UPVC double glazed window to rear aspect, radiator, pleasant aspect towards garden.

Bathroom:
UPVC double glazed window to rear aspect, radiator, pedestal wash basin, panelled bath with Triton electric shower over, period style fireplace, 2x built in storage cupboards.

Front Garden:
Low maintenance area laid mainly to gravel.

Rear Garden:
Landscaped area laid mainly to flower beds and shrubs, further secluded areas of gravel and patio. Rear pedestrian access, spectacular views towards most of the major Crescents, Sion Hill and Lansdown.

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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BA2 3HH

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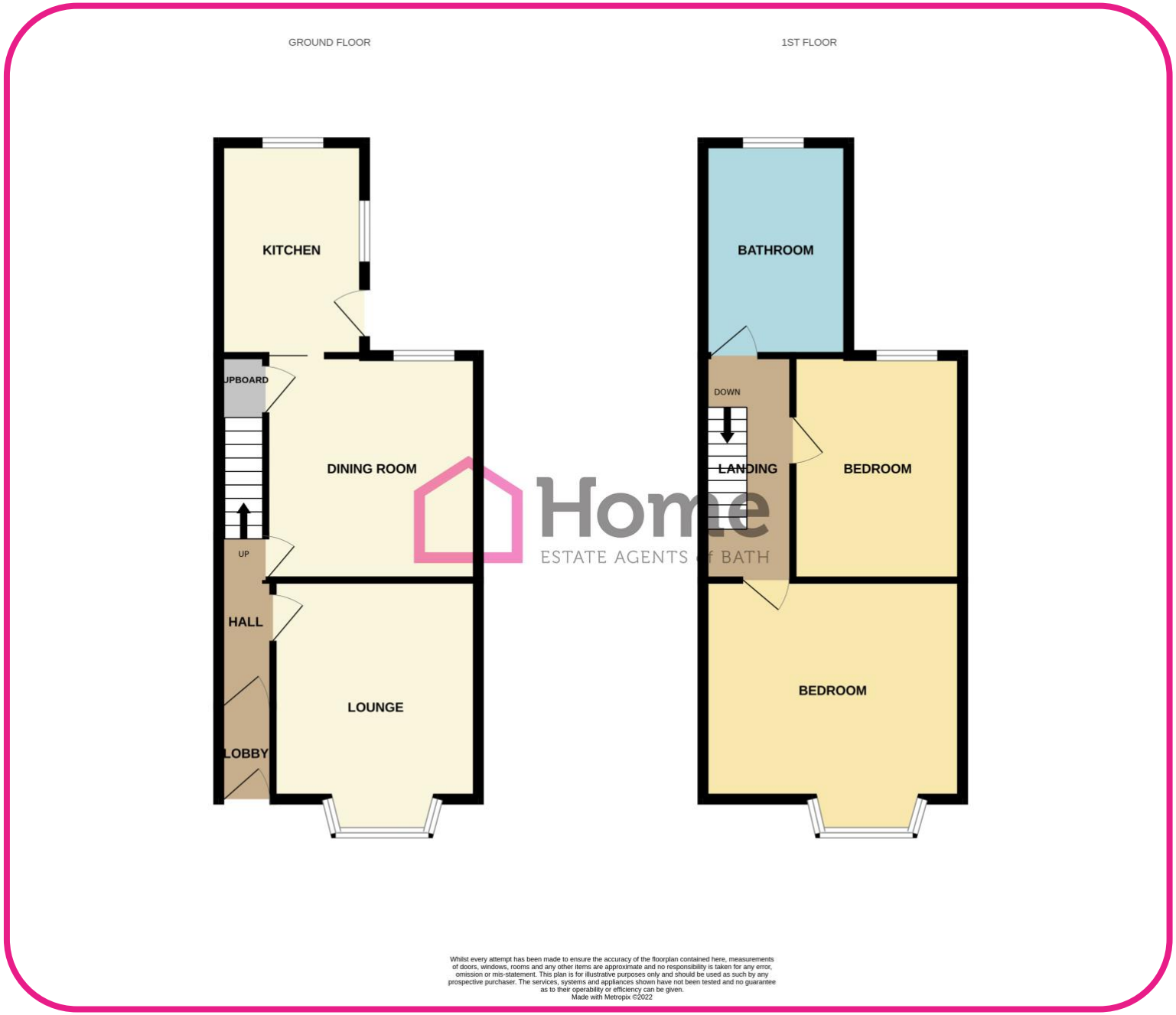
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