

£365,000

Energy Efficiency Rating: D

South View Road, Bath, BA2 3RW.

An excellent opportunity has arisen to purchase this utterly superb, substantial stone-built period property set in a highly sought after location and believed to date from the Victorian era. The benefits include gas heating, 2 bedrooms, double glazing and a south facing garden.









An excellent opportunity has arisen to purchase this utterly superb substantial stone-built period property set in a highly sought-after location and believed to date from the Victorian era. The benefits include gas heating, double glazing and a south facing rear garden. The property briefly comprises of an entrance hall, lounge/dining room, kitchen, laundry lobby, two double bedrooms and a bathroom. To the rear of the property the secluded south facing garden has been carefully landscaped with patio areas and mature hedges, flower beds and shrubs. The current owners have upgraded the property to a very high standard. The property is particularly well located for the shops and cafes of Moorland Road, Costa Coffee, various supermarkets and a large newly opened gym. There is good access to the city centre, both Universities and Bristol via Oldfield Park Train Station. Early viewings are strongly advised.

Entrance Hall
UPVC part double glazed door to front aspect, UPVC double glazed window over, radiator, built in cupboard containing electric meter and fuse box, ornamental ceiling cornice and plaster work, wooden panelling, stripped wooden floorboards.

Lounge/Dining Room: 6.61m x 4.20m
UPVC double glazed window to front aspect, UPVC double glazed window to rear aspect, 2x radiators, ornamental celling cornice, gas meter. Stairs rising to first floor landing, very pleasant south facing aspect towards garden, stripped wooden floorboards.

Kitchen: 3.10m x 2.19m
UPVC double glazed window to side aspect, range of base and wall mounted units. Ceramic sink with mixer tap, integrated Zanussi gas hob, electric cooker and cooker hood. Integrated dishwasher, fridge-freezer, built in recycling storage, wooden work top, decorative 'Subway' tiled splash backs, natural stone floor.

Utility Room/Lobby: 2.18m x 0.95m
UPVC part double glazed door to side aspect, radiator, plumbing for washing machine, utility tower for laundry, natural stone floor.

Bathroom
UPVC double glazed window to rear aspect, ornamental radiator, full length bath with choice of shower attachments over, pedestal wash basin, WC panelled cupboard containing Worcester gas boiler, stone tiles and natural stone floor.

First Floor Landing
Wooden doors to all rooms, loft access.

Bedroom: 4.21m x 3.36m
UPVC double glazed window to front aspect, ornamental radiator.

Bedroom: 3.40m x 3.31m
UPVC double glazed window to rear aspect, period style fireplace, storage alcove, very pleasant south facing aspect towards garden.

Rear Garden
Landscaped south facing garden, mature hedges, patio areas, flower beds 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

£365,000.

47 South View Road
Bath
BA2 3RW.

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

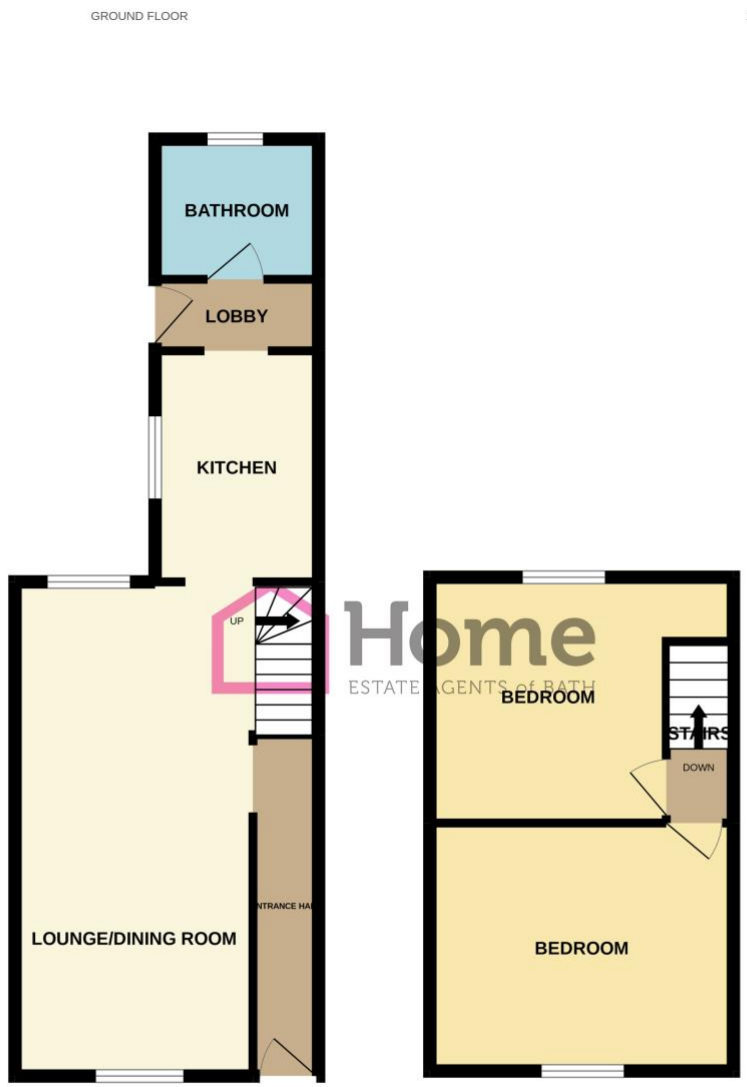
01225 463006

sales@ahea.co.uk

@at_home_bath

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

Home
ESTATE AGENTS of BATH



DISCLAIMER
Please note that these particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must verify their accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and planning/ building regulation consents. All dimensions are approximate and quoted for guidance only. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. A801