

£385,000

PRICE GUIDE

Energy Efficiency Rating: D

Herbert Road, Bath, BA2 3PP.

Home Estate Agents of Bath are favoured with the instructions to market this charming 2 bedroomed terraced period property situated in the heart of Oldfield Park. The well-proportioned accommodation benefits from gas central heating, double glazing, close to local amenities, train station and schools. An early inspection is advised. Phone 01225 463006 to arrange an appointment.









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Entrance Hall
Entered through glazed timber door, laminate flooring, sliding door to :-

Sitting Room: 4.63m x 4.32m
Focal fireplace with inset 'period' log burner set on slate hearth, stripped floor boards, radiator, double glazed windows to front aspect, glazed sliding doors to:-

Dining Room: 4.34m x 3.02m
Stripped floor boards, radiator, stairs rising to first floor landing, understairs cupboard, double glazed window to rear aspect, steps down to :-

Kitchen: 4.63m x 4.32m
Fitted kitchen with 1 ½ bowl single drainer stainless steel sink unit with mixer tap over. Range of base and wall mounted units, fitted work surfaces, 'Subway' style tiled splashbacks, Worcester gas combi boiler. Plumbing for washing machine, radiator, space for fridge. Double glazed window to rear aspect, glazed door to rear gardens.

1st Floor Landing:
Access to loft, painted balustrade, stripped pine doors to :-

Bedroom 1: 4.32m x 3.79m
Stripped floorboards, pretty fireplace, radiator, 2x double glazed windows to front aspect.

Bedroom 2: 3.83m x 2.64m
Stripped floorboards, fitted shelves, radiator, double glazed window to rear aspect, enjoying views over rear garden.

Bathroom:
White suite of panelled bath with electric shower unit over. Low flush WC, wash hand basin, radiator, tiled splashbacks, fitted airing cupboard, double glazed window to rear aspect.

Front Garden
Quarry filled path with gate to front door, mature hedging to front, rear gated side access to :-

Rear Garden
Landscaped rear garden laid to patio area, mature flower & shrub boarders, seating area to the rear with mature foliage, timber panelled fencing to 3 sides, gate to the rear. Access to large under croft, ideally for storage.

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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57 Herbert Road,
Bath,
BA2 3PP

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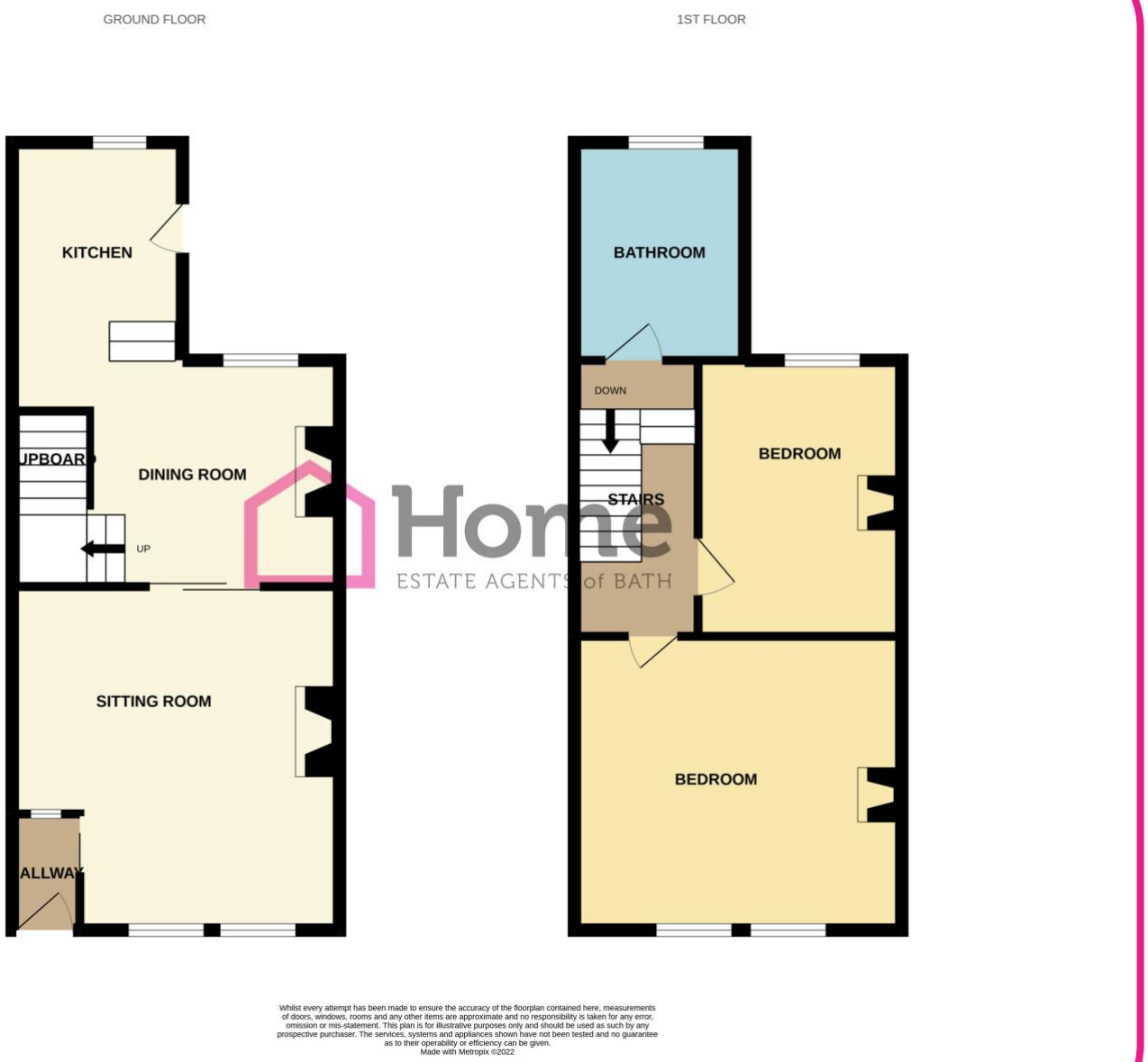
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Home
ESTATE AGENTS of BATH



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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