

£325,000

Energy Efficiency Rating: D

Long Hay Close, Bath, BA2 1EL.

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Entrance Hall
UPVC part double glazed door to front aspect, radiator, built in cupboard containing electric meter and fuse box, stairs rising to first floor level.

Lounge/Dining Room: 4.96m (max) x 5.80m (max)
UPVC sliding doors to rear aspect, UPVC double glazed window to side aspect, 2x radiators, laminate flooring, spectacular views.

Kitchen: 4.12m x 2.69m
UPVC double glazed window to rear aspect, radiator, range of base and wall mounted units, 1 ½ bowl stainless steel sink drainer unit with mixer tap, integrated gas hob, cooker hood and electric cooker, plumbing or dishwasher, plumbing for washing machine, understairs cupboard, spectacular views.

Bedroom 1: 2.59m x 4.11m
UPVC double glazed window to front aspect, UPVC double glazed window with stained glass detail to side aspect, radiator, built in wardrobes.

Shower Room:
UPVC double glazed window to side aspect, radiator, shower cubicle with mixer shower, wash basin within vanity unit, WC, fully tiled walls.

First Floor Landing:
UPVC double glazed window to side aspect, radiator, loft access, doors to all rooms, period style banister.

Bedroom: 2.82m x 4.11m
UPVC double glazed window to front aspect, radiator, 2x built in cupboards containing Worcester gas boiler.

Bedroom: 3.20m x 2.69m
UPVC double glazed window to rear aspect, radiator, built in cupboard, spectacular views towards Northern Slopes.

Bathroom:
UPVC double glazed window to side aspect, panelled bath with mixer shower over pedestal wash basin, WC, heated towel rail, fully tiled walls.

Front Garden:
Private driveway to accommodate two cars. Patio area.

Rear Garden:
Laid mainly to lawn, 2x patio areas, spectacular views from Bath City Farm across to Kelston 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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Bath
BA2 1EL

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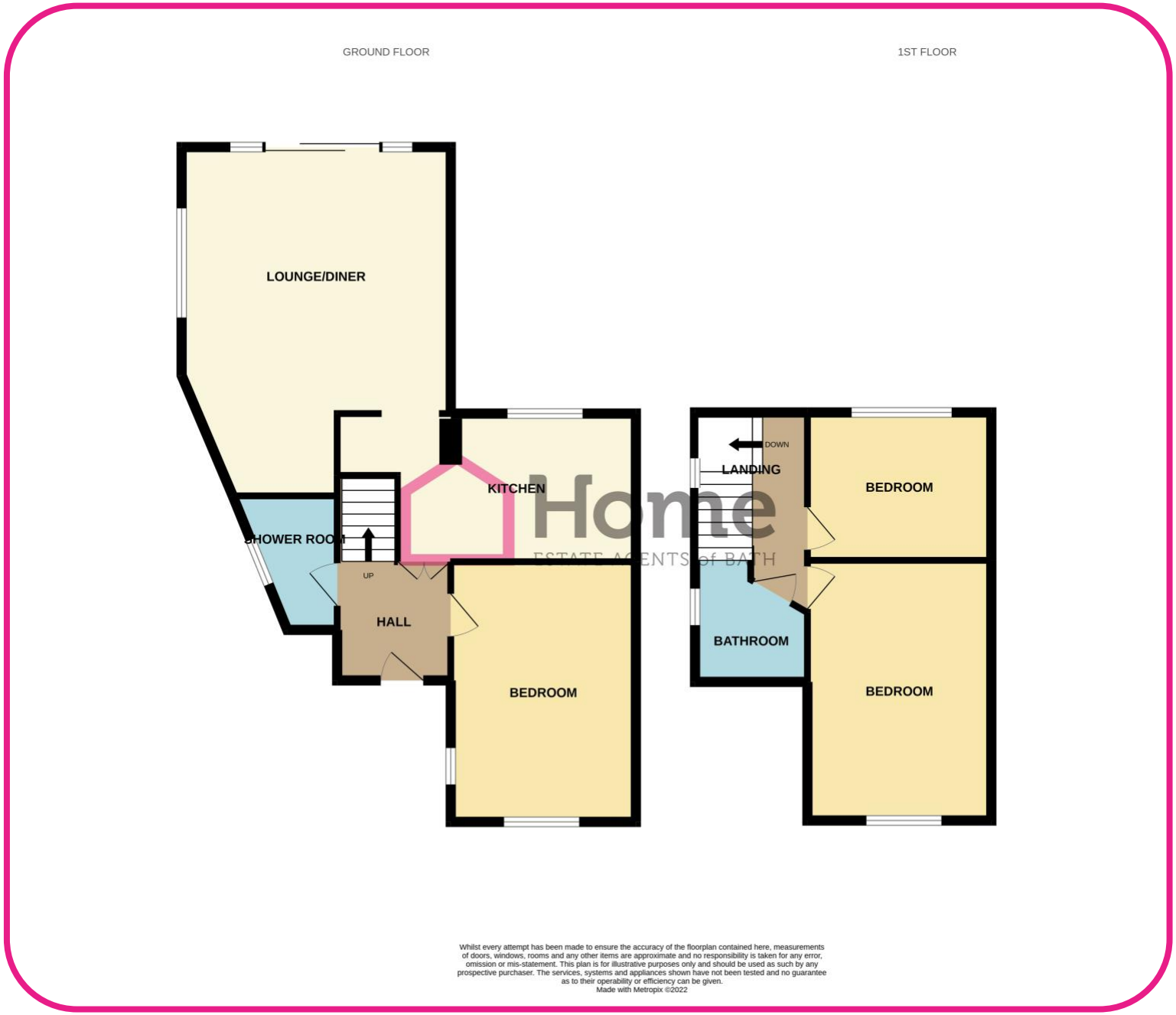
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