

£380,000.

Energy Efficiency Rating: TBC

Ivy Grove, Bath, BA2 1AP.

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An excellent opportunity has arisen to purchase this 1930's stone built three bedroom semi detached property situated in a cul de sac location and offered to the market for the first time in many decades. The benefits include very secluded gardens, spectacular views and an abundance of period character. The property briefly comprises of a lounge, dining room, kitchen, cloakroom and utility room as well as three bedrooms and a bathroom. Externally there is a very private south facing garden to the front and another to the rear incorporating a secure concrete garage. The property has been well maintained by the current owners and also has potential for further modernisation. The property offers extremely good access to Moorland Road, the City Centre and numerous transport links beyond. Early viewings is strongly advised.

Entrance Lobby
UPVC double glazed double doors to front aspect.

Entrance Hall:
Period style part single glazed door to front aspect, single glazed windows to front aspect, double glazed window to front aspect, radiator, understairs cupboard, stairs rising to first floor landing.

Cloakroom
Double glazed window to side aspect, radiator, WC, washbasin.

Lounge: 3.39m x 3.56m
UPVC double glazed bay window to front aspect, radiator, gas fire, picture rail, built in shelves and cupboards.

Dining Room: 3.05m x 3.71m
UPVC double glazed window to rear aspect, radiator, gas fire, spectacular views.

Kitchen: 2.06m x 4.12m
UPVC double glazed window to rear aspect, UPVC double glazed window to side aspect, radiator, stainless steel sink drainer unit, plumbing for washing machine, tiled splashbacks, Viessmann gas boiler.

Utility Room: 0.87m x 2.82m
Part single glazed door to rear aspect, double glazed window to side aspect.

Rear Porch: 0.87m x 2.82m
Open to sides.

First Floor Landing:
UPVC double glazed window to side aspect, loft access, built in cupboard, ornamental 1930's banister, period style doors with Bakelite handles to all rooms, spectacular views.

Bedroom 1: 3.21m x 3.56m
UPVC double glazed bay window to front aspect, radiator, period style fireplace surround.

Bedroom 2: 3.06m x 3.71m
UPVC double glazed window to rear aspect, radiator, built in cupboards, spectacular views.

Bedroom 3: 1.94m x 2.19m
UPVC double glazed window to front aspect, radiator, built in cupboard.

Garage:
Concrete garage with up and over door.

Front Garden:
Laid mainly to lawn with patio area, mature hedges, flower beds and shrubs.

Rear Garden:
Laid mainly to lawn with mature hedges, flower beds and shrubs. Rear pedestrian gate, hardstanding.

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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22 Ivy Grove
Bath
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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

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