

£385,000

Energy Efficiency Rating: TBC

Herbert Road, Bath. BA2 3PP.

Home Estate Agents of Bath are favoured with the instruction to market this beautifully presented stone built, Victorian terraced home set in the heart of Oldfield Park. The property is offered in excellent order throughout with 2 spacious double bedrooms, low maintenance westerly facing rear gardens, double glazing throughout and gas central heating. An early inspection is essential. NO ONWARD CHAIN.









Home Estate Agents of Bath are favoured with the instructions to market this beautifully presented stone built terraced home set in the heart of Oldfield Park. The property is offered in excellent order throughout with low maintenance westerly facing rear gardens, 2 double bedrooms, double glazing throughout, gas central heating and a stones through away from all the amenities that Moorland Road has to offer, together with a short walk to Oldfield Park Train Station. The immaculately kept accommodation briefly comprises of:- Entrance hall, through lounge/diner, full width kitchen, 2 double bedrooms and a fully upgraded bathroom upstairs. Outside there is a most pleasant low maintenance west facing garden, ideal for those barmy summer evenings and relaxing weekends. An early inspection of the property is highly recommended. Please phone 01225 436006 to arrange an internal inspection.

Entrance Hall
Entered via replacement front door. A meter cupboard, radiator, coved cornices, coat hanging area, stairs rising to first floor landing, glazed double doors to :-

Sitting Room/Dining Room: 7.33m x 3.43m (24'0" x 11'2")
Featured raised fireplace with brick heath, stripped floor boards, radiator with ornate cover, recessed shelving, with lighting. Dining area with double glazed windows to front aspect, radiator with ornate cover, coved corniced, stripped floor boards, glazed double doors to :-

Kitchen: 4.37m x 3.21m (14'3"x10'5")
Single drainer ceramic sink unit with swan neck mixer tap over, range of base level cupboards & drawers, matching wall units. Fitted stainless steel 4 ring gas hob with electric oven below and stainless steel canopy extractor hood above. Fitted work surfaces, breakfast bar, tiled splashbacks and flooring, understairs cupboard, double panelled radiator, double glazed window to rear aspect, further matching wall and floor units. Space for fridge freezer, plumbing for washing machine, tiled splashbacks and fitted work surfaces, double glazed double doors to rear garden.

First Floor Landing:
Painted wooden balustrade. Access to loft, white panelled doors to :-

Bedroom 1: 4.32m x 3.7m (14'1"x 12'1")
2 double glazed windows to front aspect, radiator, full range of wardrobes with sliding doors, coved ceiling & TV point.

Bedroom 2: 4.11m x 2.35m (13'4"x 7'7")
Double glazed window to rear aspect, radiator, range of 2 double fitted wardrobes with sliding doors.

Bathroom:
Luxury appointed & recently refitted suite of white shower bath with mixer tap, low flush WC, wash hand basin with mixer tap with vanity units below & to the side. Chrome towel radiator, tiled splashbacks, fitted illuminated mirror, cupboard housing gas combi boiler. Double glazed window to rear aspect.

Outside
Retaining front wall with gate to small low maintenance fore garden.

Rear Garden:
Low maintenance rear garden and patio area, laid to shingle, raised stone flower bords with mature shrub & trees.

Agents Note:
Tenure: Freehold with a small rent charge. Please see agent for further details.

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

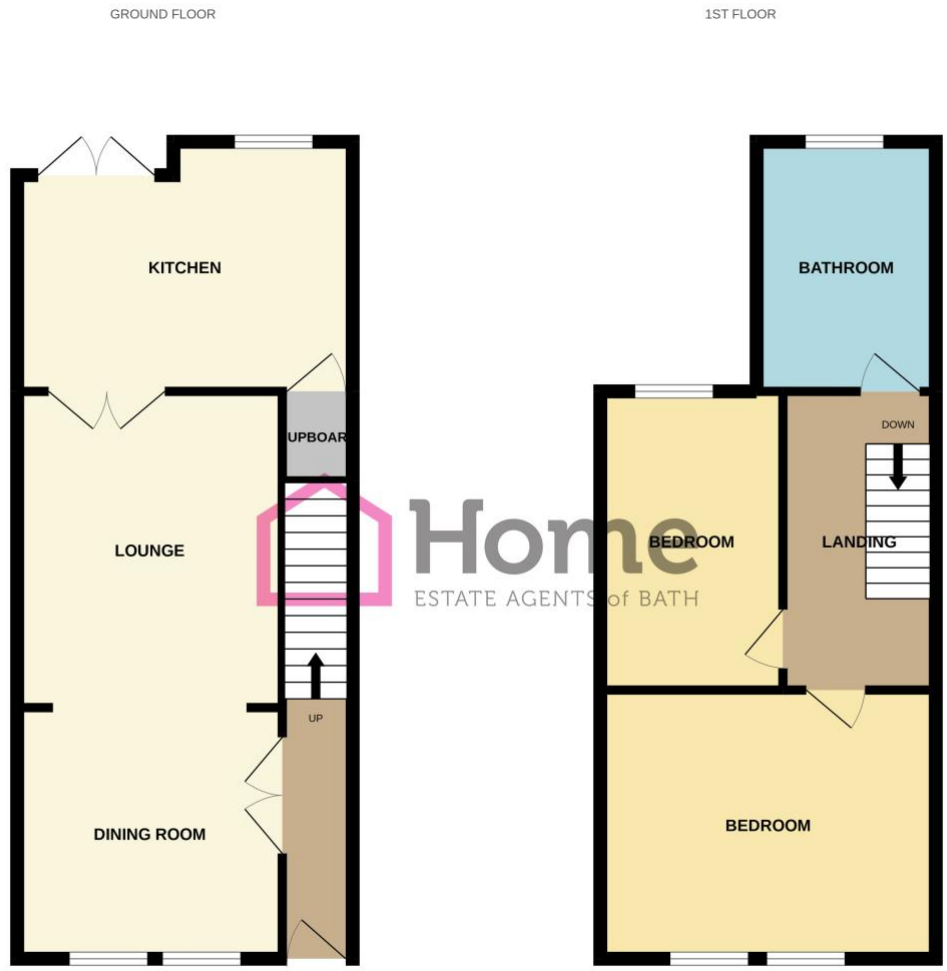
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Home
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