

£480,000

Energy Efficiency Rating: D

Langdon Road, Bath. BA2 1LT

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An excellent opportunity has arisen to purchase this superb four bedroom stone built detached property situated in a highly sought after location and offered in a very good order throughout. The property is set over three floors and is believed to date from the late 1980s. The benefits include gas central heating, double glazing and a full length balcony to the front with spectacular views across the city. The property briefly comprises of an entrance hall, lounge/dining room, kitchen, bathroom, lobby and cloakroom. There are four bedrooms and a balcony as well as an integrated garage with a high ceiling and mezzanine level which is currently used as a gym. It was originally constructed as an executive property and the design type was known as 'The Heathfield'. As well as benefiting from a private driveway, there are well landscaped gardens to the front and rear. The property offers easy access to local shops, schooling and the city centre beyond. Early viewings strongly advised.

Entrance Hall
Part wooden glazed door to front aspect. Double glazed window to front aspect. UPVC double glazed window to side aspect. Radiator, built in cupboard, laminate flooring, stairs rising to first floor level.

Bedroom/Reception room 2.60m x 3.90m
UPVC double glazed window to front aspect, radiator, built in cupboard.

First Floor

Lounge/Dining Room 4.65m x 4.84m
Wooden patio doors to front aspect, UPVC double glazed window to front aspect. 2x UPVC double glazed windows to rear aspect, real flame gas fire, 2x radiators. Spectacular views.

Balcony
Full length balcony with spectacular views.

Kitchen 2.39m x 2.89m
UPVC double glazed window to front aspect, range of base & wall units, 1 ½ bowl composite sink with mixer tap, Integrate appliances including dishwasher, washing machine, fridge, freezer. Bosch electric hob, cooker, cooker hood, tiled splashbacks, tiled flooring.

Lobby max 1.57m x 1.88m
Wooden glazed door to rear aspect, radiator, laminate flooring, stairs rising to second floor level.

Cloakroom
UPVC double glazed window to side aspect, radiator, wash basin within vanity unit, tiled splashback, WC, laminate flooring.

Second Floor landing
UPVC double glazed window to rear aspect, built in storage cupboard. Ornamental banister, loft access.

Bedroom: 3.91m x 2.85m max
UPVC double glazed window to front aspect, radiator, dado rail, spectacular views.

Bedroom: 3.14m x 2.85m
UPVC double glazed window to front aspect, radiator, dado rail, spectacular views.

Bedroom 2.30m x 2.19m
UPVC double glazed window to rear aspect, radiator, dado rail, spectacular views.

Bathroom
UPVC double glazed window to rear aspect, radiator, wash basin, panelled bath with shower over, WC, fully tiled walls with ornamental mosaic, floor tiles.

Garage/parking
Private driveway leading to garage with up and over door, electrical connection, fuse box, high ceiling, mezzanine level and Vaillant gas boiler.

Front garden
Low maintenance landscaped area with ornamental tree. Views towards city. Meter boxes to the side of the property.

Rear Garden
Well maintained garden laid mainly to the lawn with flower beds and shrubs, patio area. Professional lighting, outside tap.

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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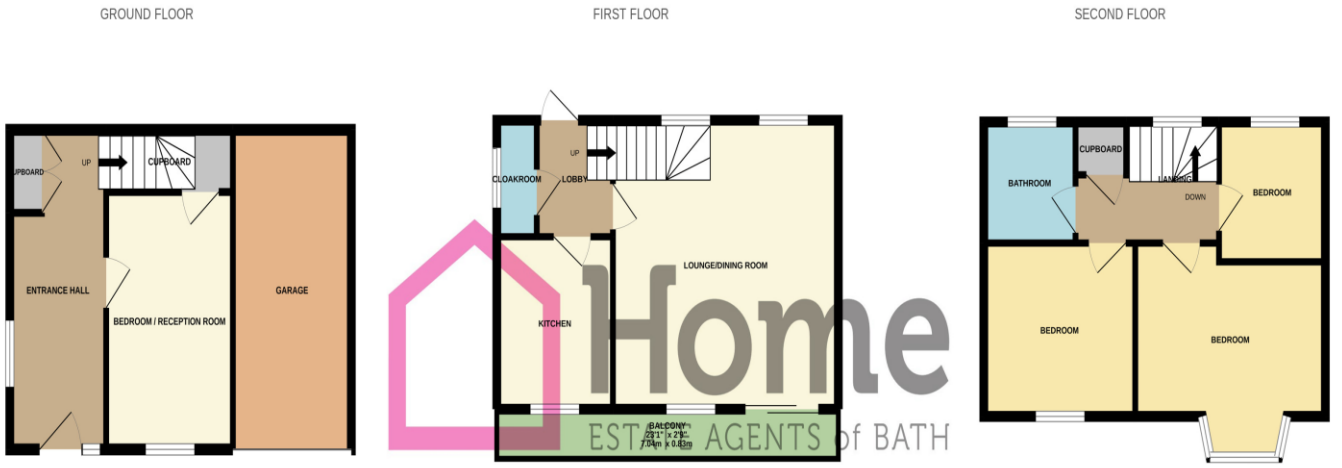
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