

£425,000.

Energy Efficiency Rating: TBC

Cotswold Road, Bath, BA2 2DL.

An excellent opportunity has arisen to purchase this superb four bedroom stone built property located in the highly sought after Moorfields area. The benefits include gas heating, double glazing and a very substantial garden building. Externally there is a large south facing front garden laid mainly to lawn and it is believed that there is potential for off road parking subject to the necessary consents.









An excellent opportunity has arisen to purchase this superb four bedroom stone built property located in the highly sought after Moorfields area. The benefits include gas heating, double glazing and a very substantial garden building. The property briefly comprises of a hall, lounge, kitchen/dining room, further reception room, four double bedrooms, a bathroom and a further shower room. Externally there is a large south facing front garden laid mainly to lawn and it is believed that there is potential for off road parking subject to the necessary consents. The rear garden is also laid mainly to lawn with areas of patio and artificial grass. The garden building has double glazed doors and windows, electrical connection and even a private bar area. The property offers very good access to a selection of shops and café on the nearby Moorland Road. There is a brand new gym nearby as well as the Linear Park cycle path. Local restaurants include The Moorfields and The Moorland Gate. There is very good access to the city centre, Universities and Bristol beyond. An early inspection is advised.

Entrance Hall:
Door to front aspect, UPVC double glazed window to front aspect, cupboard containing electric meter and fuse box, stairs rising to first floor level.

Lounge: 5.44m(max) x 3.57m(max)
UPVC double glazed window to front aspect, radiator, understairs cupboard, laminate flooring, south facing aspect.

Kitchen/Diner: 6.54m x 2.68m
UPVC double glazed window to rear aspect, radiator, range of base and wall mounted units, stainless steel sink drainer with mixer tap, integrated electric cooker, hob and cooker hood, integrated microwave, integrated coffee maker, fridge freezer, dishwasher, plumbing for washing machine.

Reception Room: 2.30m(max) x 4.07m(max)
UPVC door to side aspect, UPVC double glazed window to side aspect, radiator, cupboard containing Worcester gas boiler.

Shower Room: 1.92m x 1.95m
Wash basin, wall mounted shower, WC, radiator, fully tiled walls.

Bedroom 1: 3.05m x 3.21m
UPVC double glazed window to rear aspect, radiator, laminate flooring.

First Floor Landing:
Doors to all rooms, access to loft.

Bedroom 2: 5.24m(max) x 3.58m(max)
UPVC double glazed window to front aspect, radiator, various built in cupboards, laminate flooring, pleasant south facing aspect towards Bloomfield Crescent.

Bedroom 3: 3.85m x 2.68m UPVC double glazed window to rear aspect, radiator, laminate flooring, aspect towards garden.

Bedroom 4: 2.89m(max) x 2.59m(max)
UPVC double glazed window to front aspect, radiator, built in cupboard, laminate flooring, pleasant south facing aspect.

Bathroom:
UPVC double glazed window to rear aspect, radiator, wash basin within vanity unit, panelled bath with shower over, WC.

Front Garden:
Laid mainly to lawn.

Rear Garden:
Laid mainly to lawn with areas of artificial grass, patio area, wooden fencing.

Garden Building:
Substantial garden room with UPVC double glazed patio doors to front aspect and two UPVC double glazed windows to side aspect, electrical connection, bar area.

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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39 Cotswold Road
Bath
BA2 2DL.

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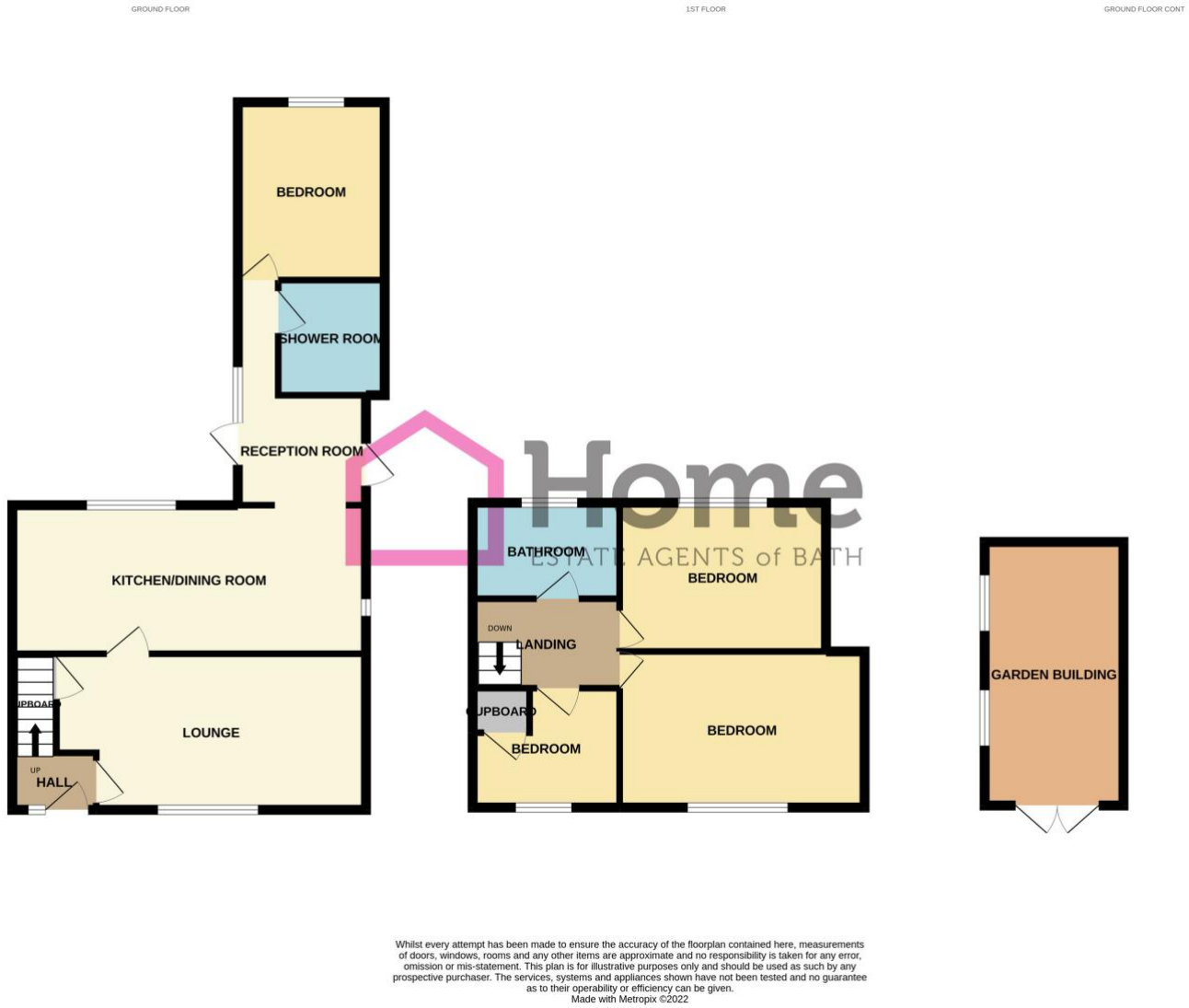
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