

£350,000.

Southdown Road, Bath, BA2 1JQ

Energy Efficiency Rating: TBC

An excellent opportunity has arisen to purchase this substantial four bedroom end terrace property situated in a highly sought after location and believed to date from the 1960s. The benefits include gas heating, double glazing and spectacular views. Contact 01225 463006 to view.









An excellent opportunity has arisen to purchase this substantial four bedroom end terrace property situated in a highly sought after location and believed to date from the 1960s. The benefits include gas heating, double glazing and spectacular views. The property briefly comprises a hall, lounge, kitchen/dining room, downstairs shower room, four bedrooms and a bathroom. Externally the front garden is laid mainly to lawn with a private driveway and a secure garage. The rear garden is west facing and laid to lawn also with a patio area. The property has been well maintained by the current owners and has views across the Northern Slopes of Lansdown. The property offers very good access to the city centre and transport routes to the Universities as well as Bristol beyond. Early viewings are strongly advised.

Entrance Hall:
UPVC part double glazed door to front aspect, UPVC double glazed window to front aspect, radiator, stairs rising to first floor landing.

Lounge: 5.21m x 3.55m
Double glazed patio doors to rear aspect, radiator, ornamental stone work, TV point, west facing aspect towards garden.

Kitchen/Dining Room: 3.92m(max) x 3.95m(max)
UPVC double glazed window to front aspect, radiator, range of base and wall mounted units, 1½ bowl composite sink drainer unit, integrated cooker hood, plumbing for washing machine, wall tiles, understairs cupboard containing fuse box and electric meter, spectacular views .

Bedroom: 3.16m(max) x 2.55m(max)
UPVC double glazed window to front aspect, radiator, spectacular views leading to :-

Ensuite:
UPVC double glazed window to rear aspect, wash basin, Triton electric shower, WC, heated towel rail, fully tiled walls.

First Floor Landing:
Loft access, radiator, built in cupboard containing Worcester gas boiler, doors to all rooms.

Bedroom: 3.16m x 3.09m
UPVC double glazed window to front aspect, radiator, built in cupboard.

Bedroom: 3.16m x 3.51m
UPVC double glazed window to rear aspect, radiator, wooden floorboards, pleasant garden aspect.

Bedroom: 1.95m x 2.61m
UPVC double glazed window to rear aspect, radiator, views towards garden.

Bathroom:
UPVC double glazed window to front aspect, radiator, wash basin, panelled bath with mixer shower over, WC.

Garage/Parking
Secure concrete garage with up and over door. Private driveway.

Front Garden:
Laid mainly to lawn with flower beds and shrubs, spectacular views.

Rear Garden:
Laid mainly to lawn with ornamental flower beds and shrubs. Patio area, side pedestrian access, west facing.

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

£350,000

66 Southdown Road Bath BA2 1JQ

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

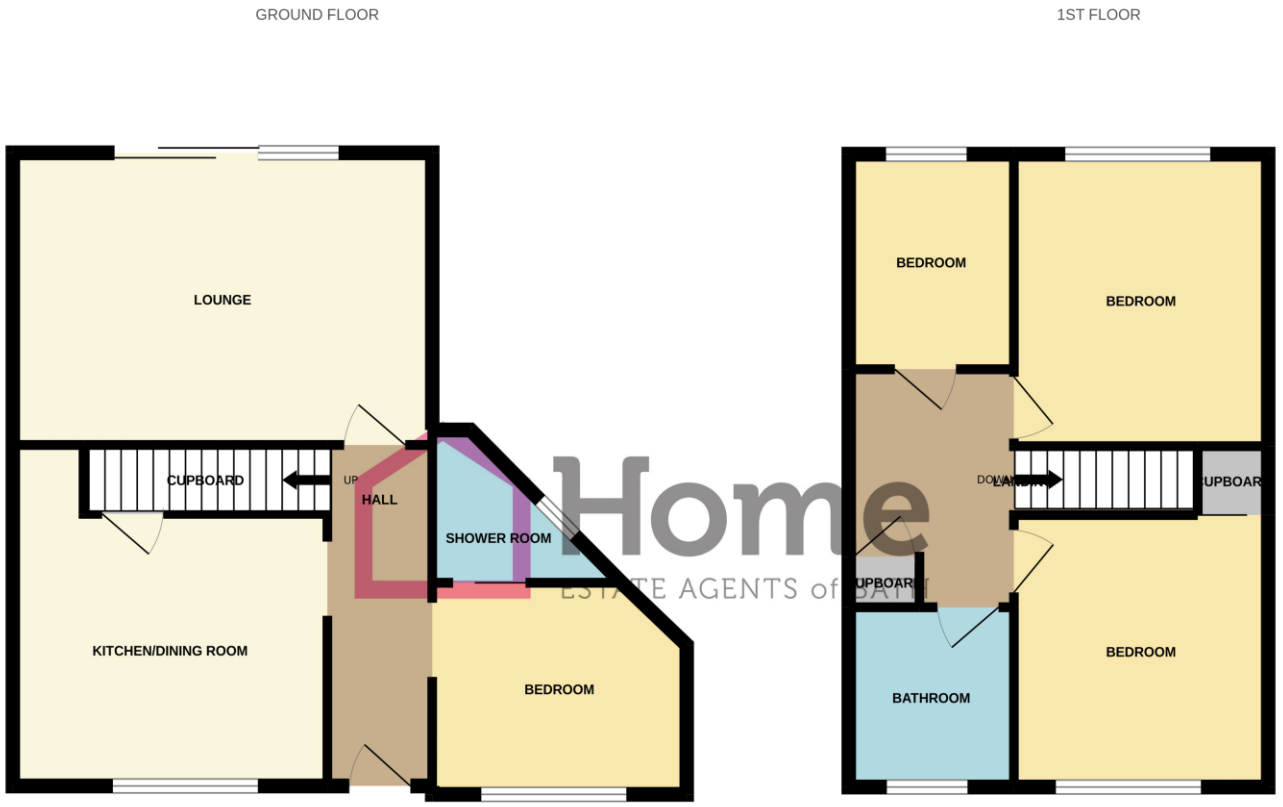
01225 463006

sales@ahea.co.uk

@at_home_bath

@Home Estate Agents
13 Moorland Road,
Bath, BA2 3PL

Home
ESTATE AGENTS of BATH



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2022

DISCLAIMER
Please note that these particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must verify their accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and planning/ building regulation consents. All dimensions are approximate and quoted for guidance only. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. A801