

£385,000.

Energy Efficiency Rating: E

Herbert Road, Bath, BA2 3PP.

An excellent opportunity has arisen to purchase this well maintained and upgraded 2 bedroomed terraced period style property situated close to all the amenities within Oldfield Park. The property benefits from modern gas fired combi boiler, double glazing throughout and landscaped southwest facing rear gardens and planning permission for loft extension.


#TEAM
FAMILY
@HOME




BREAD



An excellent opportunity has arisen to purchase this well maintained and upgraded 2 bedroomed terraced period style property situated close to all the amenities within Oldfield Park. The property benefits from modern gas fired combi boiler, double glazing throughout, upgraded kitchen and bathroom, and planning permission for a loft conversion with a rear dormer. (For further details/plans please see the agent). The spacious accommodation briefly comprises :- Entrance hall, lounge, open plan kitchen/dining room, 2 bedrooms and upstairs bathroom. Outside there is a small fore garden and to the rear there is a south westerly facing landscaped garden with shingled seating areas, vegetable borders with lawn and play area. An internal inspection is highly recommended. Phone 01225 463006 to arrange an internal inspection.

Entrance Hall:
Entered via hard wood front door, exposed brick work, meter cupboard, laminate flooring, coved cornices, stairs rising to first floor landing, attractive archway, radiator, wooden panelled door to dining room and wood panelled door to :-

Lounge: 3.48m x 3.26m
Attractive fireplace, radiator, 2x double glazed windows to front aspect, recessed shelving, coved cornices, TV point, dimmer switch.

Dining Room: 4.58m x 3.39m
Laminate flooring, radiator, large understairs storage cupboard, double glazed door to rear garden and access to :-

Kitchen: 3.15m x 2.32m
1½ bowl white polycarbonate sink unit with swan neck mixer tap. Full range of base level cupboards and drawers with wood block work surfaces, matching wall units. Inset 4 ring gas hob with stainless steel canopy extractor fan above and fan assisted electric oven below. 'Subway' style tiled splashbacks, tiled flooring, LED inset down lighting, integrated dishwasher, plumbing for washing machine, space for fridge freezer, double glazed windows to rear and side aspect.

First Floor Landing:
Painted balustrade, access to loft, wood panelled doors to :-

Bedroom: 4.45m x 3.26m
2x double glazed windows to front aspect, coved cornices, radiator, dimmer switch.

Bedroom: 4.32m(max) x 2.43m(max)
Double glazed window to rear aspect, radiator, dimmer switch.

Bathroom:
White suite of shower bath with mixer shower over, glazed shower screen, pedestal wash hand basin, low flush WC, Worcester gas combi boiler serving central heating and domestic hot water, double glazed window to rear aspect.

Parking:
Parking is within the road.

Front Garden:
Retaining wall with gate and path to front door. Low maintenance front garden laid to shingle.

Rear Garden:
Landscaped southwest facing rear garden, artificial grass area, flower and vegetable borders, shingled seating area to the rear, timber store, bark chipped play area and lower shingles area with outside tap.

Agents Notes
Tenure: Freehold but with a small rent charge. Please see agent for more details.

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

£385,000

3 Herbert Road
Bath
BA2 3PP

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

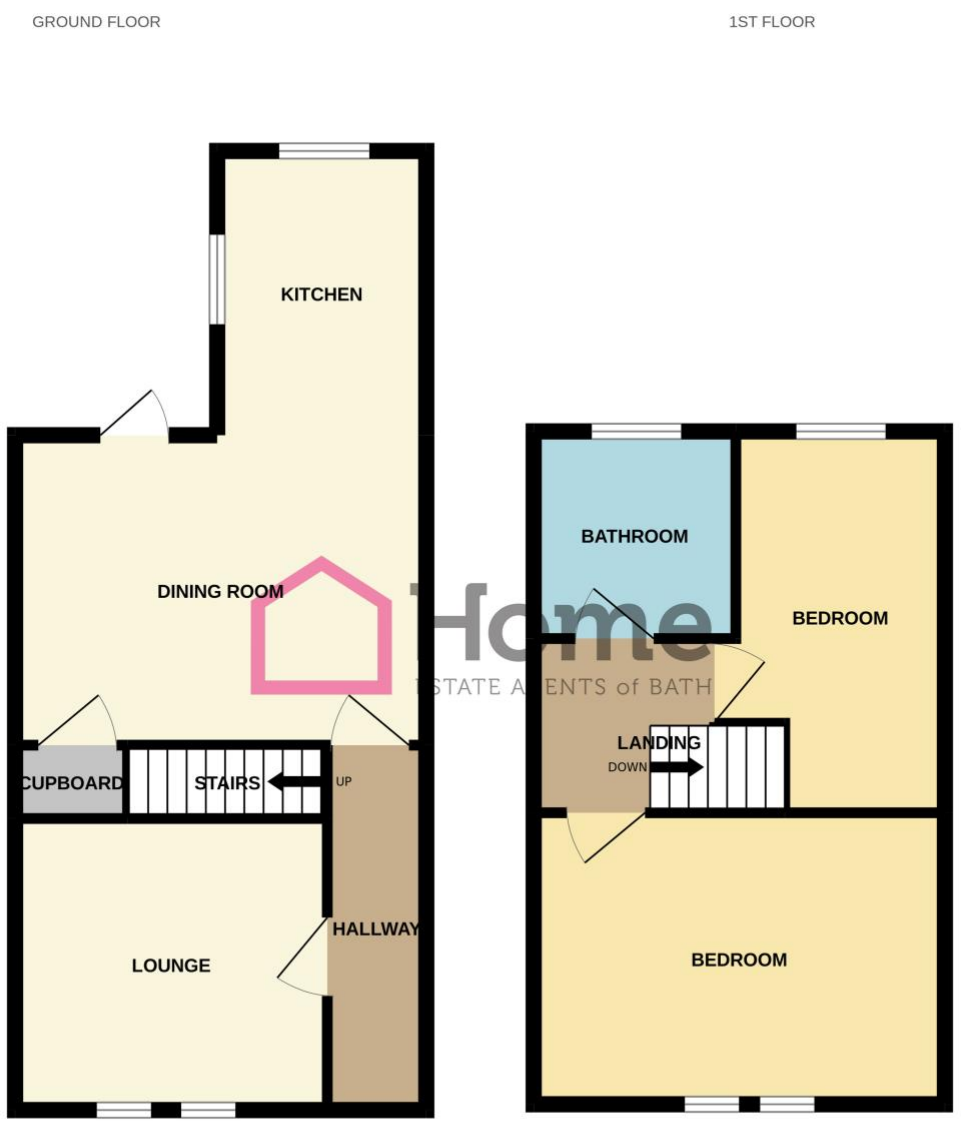
01225 463006

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

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