

£325,000.

Energy Efficiency Rating: TBC

Coronation Avenue, Bath, BA2 2JY.

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An excellent opportunity has arisen to purchase this substantial stone built bay fronted period property situated in a highly sought after location. The benefits include gas heating, double glazing and an abundance of period character. The property comprises a bay fronted lounge, dining room, kitchen, utility room, conservatory, three double bedrooms and a bathroom. Externally there is a low maintenance landscaped garden to the front whilst the rear garden is laid mainly to patio. There is also a very useful secure concrete garage. The property is particularly well located for a variety of schools and there is a selection of shops and cafés nearby on Moorland Road. There is a brand new gym in the area as well as the Linear Park cycle path. Local restaurants include The Moorfields and Moorland Gate. There is good access to the city centre, the Universities and Bristol beyond. Early viewings are strongly advised.

Entrance Lobby:
UPVC part double glazed door to front aspect, period style ornamental ceiling.

Entrance Hall:
Single glazed door to front aspect, radiator, ornamental ceiling cornice, ornamental plasterwork, stairs rising to first floor landing.

Lounge: 3.23m x 3.59m
UPVC double glazed window to front aspect, radiator, period style fireplace, ornamental ceiling, picture rail.

Dining Room: 3.49m x 3.71m
Double glazed door to rear aspect, double glazed window over, understairs cupboard, picture rail.

Kitchen: 2.36m x 2.51m
2x single glazed windows to side aspect, range of base and wall mounted units, stainless steel sink drainer unit with mixer tap, tiled splashbacks.

Utility Room: 1.39m x 0.74m
Plumbing for washing machine, shelving.

Conservatory: 1.69m x 3.56
UPVC part double glazed door to rear aspect, UPVC double glazed window to rear aspect. Floor tiles.

Bathroom:
UPVC double glazed window to rear aspect, radiator, wash basin, panelled bath with shower mixer tap, WC, wall tiles.

First Floor Landing:
Loft access, doors to all rooms.

Bedroom: 4.33m x 3.58m
2x UPVC double glazed windows to front aspect, radiator, picture rail, views towards Northern Slopes.

Bedroom: 2.57m x 3.72m
UPVC double glazed window to rear aspect, radiator, pleasant aspect towards garden.

Bedroom: 2.39m x 3.41m
UPVC double glazed window to rear aspect, radiator, built in cupboards containing Worcester gas boiler.

Garage:
Secure concrete garage with up and over door as well as further UPVC double glazed door and UPVC double glazed windows.

Front Garden:
Landscaped low maintenance front garden with spectacular views, gas meter.

Rear Garden:
Low maintenance rear garden laid mainly to patio.

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

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

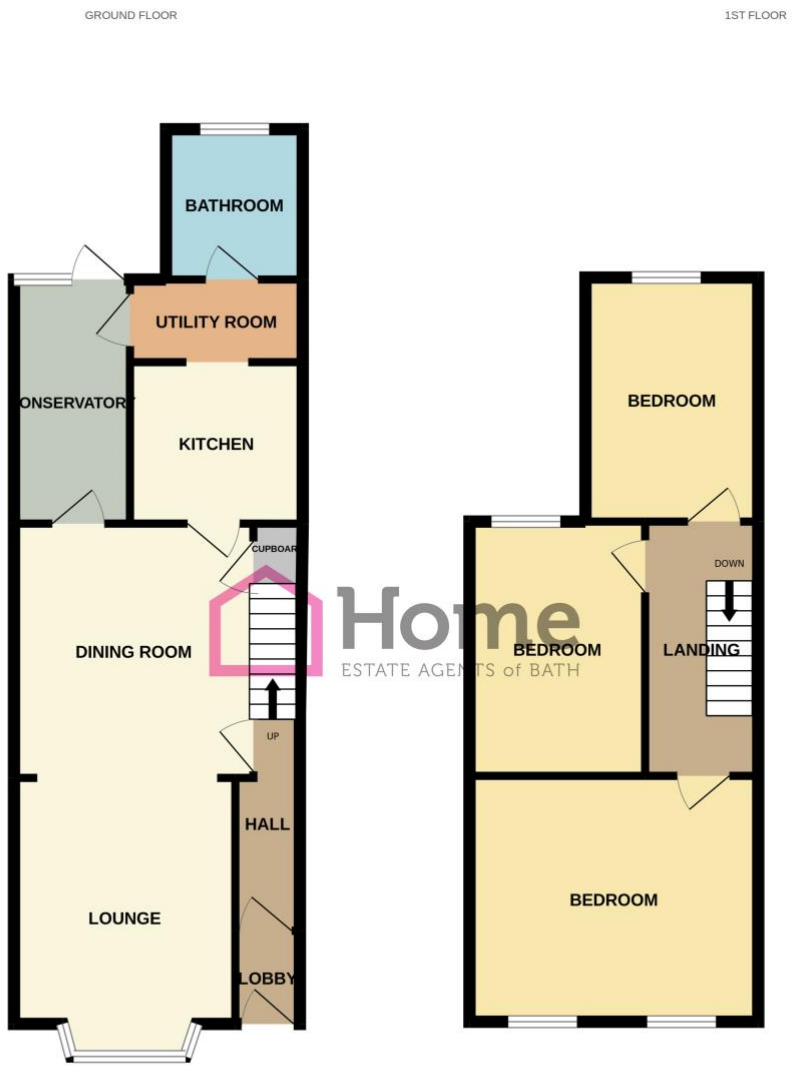
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