

£350,000.

Energy Efficiency Rating: D

Belmore Gardens, Bath, BA2 1HU.

A rare and excellent opportunity has arisen to purchase this 3 bedroomed semi-detached family home situated in a cul-de-sac location within Southdown. The property benefits from gas combination boiler central heating, mainly double-glazed, off-road parking for one car, single garage and no onward chain. An early inspection is highly recommended.









A rare and excellent opportunity has arisen to purchase this 3 bedroomed semi-detached family home situated in a cul de sac location within Southdown. The property benefits from gas combination boiler central heating, mainly double-glazed, off-road parking for one car, garage and no onward chain. The family sized accommodation briefly comprises of: Entrance porch, entrance hall, through lounge/diner, small veranda to the rear, modern fitted kitchen, cloakroom, 3 bedrooms, bathroom, garage, parking and gardens to the front/rear. An early inspection is highly recommended to more fully appreciate this 'No onward chain' property.

Entrance Porch:
Entered via double glazed front door, double glazed windows to front and side aspect. Laminate flooring, door to:

Entrance Hall:
Stairs rising to first floor landing, radiator, under stairs cupboard, dado rails, door to kitchen and door to:

Lounge/Diner: 6.97m x 3.48m
Fireplace with inset electric fire, double glazed window to front aspect, TV point, coving, double panelled radiator.

Dining Area: Coving, sliding patio doors to:

Lean to veranda with windows to rear and side aspect, door to rear garden.

Kitchen: 2.79m x 2.57m
Modern white 'high gloss' kitchen with single drainer stainless steel sink unit with range of base level and wall units. Fitted work surfaces, built in oven and hob, plumbing for washing machine, tiled splashbacks, extractor fan. Double glazed window to rear aspect, door to:

Rear Lobby:
Sliding door to garage, door to rear garden and door to:

WC:
Low flush WC, wash hand basin, single panelled radiator, window to front aspect.

First Floor Landing:
Access to loft, double glazed window to side aspect doors to

Bedroom 1: 3.69m x 2.94m (+ wardrobes)
Double glazed window to front aspect, radiator, range of mirror fronted wardrobes.

Bedroom 2: 3.51m(max) x 3.07m(max)(+wardrobes)
Double glazed window to rear aspect with far reaching views, range or mirror fronted wardrobes.

Bedroom 3: 2.33m x 1.77m (+wardrobes)
Double glazed window to rear aspect with far reaching views, radiator, mirror fronted wardrobes.

Bathroom:
White suite of panelled bath with mixer shower over, low flush WC, wash hand basin, radiator, tiled splashbacks, extractor fan, double glazed window to front aspect, cupboard containing Vaillant gas combi boiler.

Garage/Parking:
Concrete driveway giving parking for one car. Garage with up and over door, power and light, window to the rear, personal door to lobby.

Front Garden:
Small fore garden with retaining wall.

Rear Garden:
East facing rear garden laid to lawn, patio area with mature shrubs, trees and timber fencing to 3 sides.

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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Bath
BA2 1HU.

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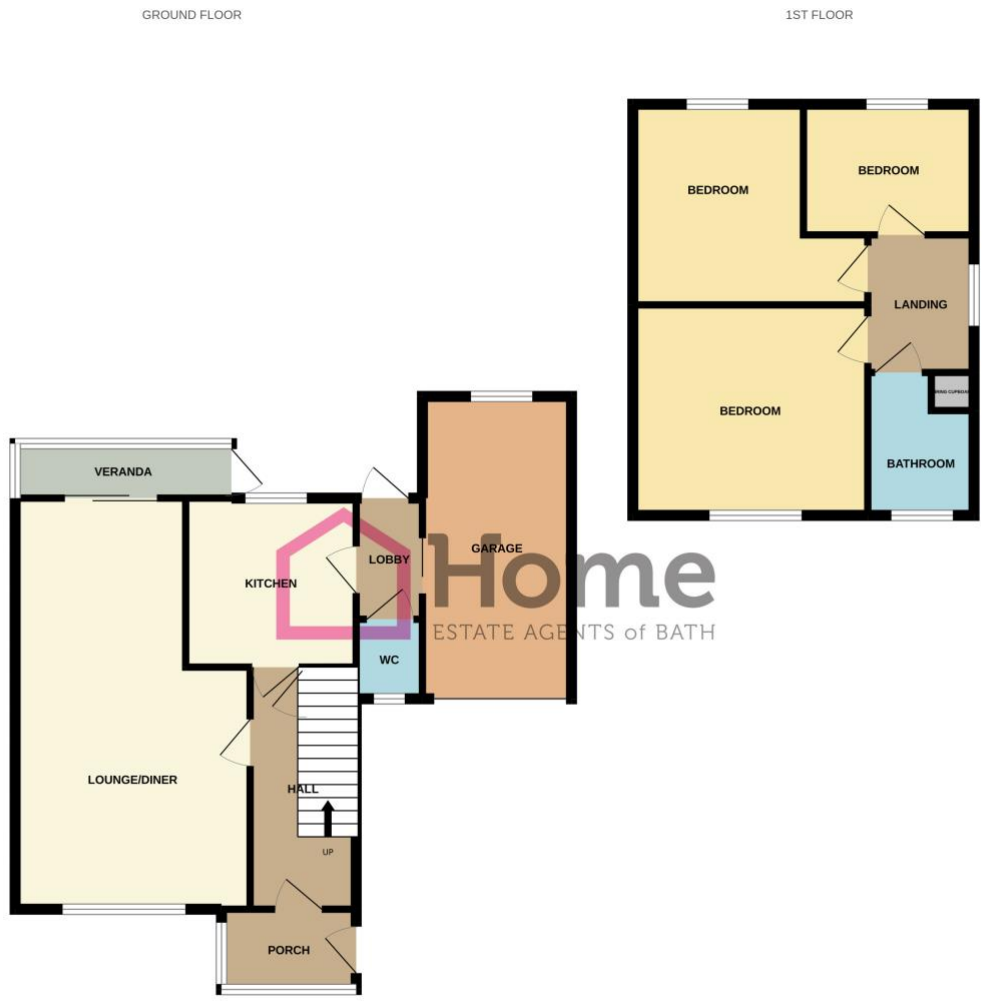
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