

£435,000.

Energy Efficiency Rating: TBC

Livingstone Road, Bath, BA2 3PH.

Home Estate Agents of Bath are pleased to offer this substantial 4 bedroomed fully licenced HMO situated in the heart of Oldfield Park. The property is currently not let for the 22/23 academic year so offers scope for parent investors, professionals and student investors alike. An early inspection is advised. Phone 01225 463006 for an internal viewing.









Home Estate Agents of Bath are pleased to offer this substantial 4 bedroomed fully licenced HMO situated in the heart of Oldfield Park. The property is currently not let for the 22/23 academic year so offers great scope for parent investors, professionals and student investors alike. The benefits include gas heating, mainly double glazed, low maintenance west facing rear gardens, scope for additional accommodation within the loft and first class location. The accommodation briefly comprises:- Entrance hall, communal lounge, bedroom, kitchen/diner, lobby, shower room, separate WC, 3 further bedrooms upstairs, with low maintenance gardens to front and rear. An early inspection is advised. Phone 01225 463006 for an internal viewing.

Entrance Hall:
Entrance via replacement front door, stairs rising to first floor landing, understairs recess, doors to :-

Bedroom: 4.39m x 3.29m
Double glazed bay window to front aspect, radiator, coved cornices.

Communal Lounge: 3.66m x 2.49m
Double glazed window to rear aspect, radiator.

Kitchen/Diner: 3.57m x 2.49m
Single drainer stainless steel sink unit with mixer taps over, range of base level and wall units, fitted work surfaces, gas cooker point, gas Worcester combi boiler, radiator, window to side aspect, radiator, door to:-

Inner lobby:
Wash hand basin, tiled flooring, door to rear garden and doors to :-

Shower Room:
Shower cubicle with mixer shower, low flush WC, wash hand basin, tiled walls and flooring, chrome towel radiator, window to rear aspect.

WC:
Low flush WC, tiled flooring, window to side aspect.

First Floor Landing:
Wooden balustrade, access to loft, (with the potential subject to the normal permission to add additional accommodation), doors to:-

Bedroom: 4.34m x 3.48m
Spacious bedroom with 2 x double glazed window to front aspect, radiator.

Bedroom: 3.71m x 2.81m
Double glazed window to rear aspect.

Bedroom: 3.58m x 2.46m
Double glazed window to rear aspect, radiator.

Front Garden:
Low maintenance front garden, with wrought iron railings.

Rear Garden:
Low maintenance rear garden, laid to shingle with gate to rear.

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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25 Livingstone Road
Bath
BA2 3PH.

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

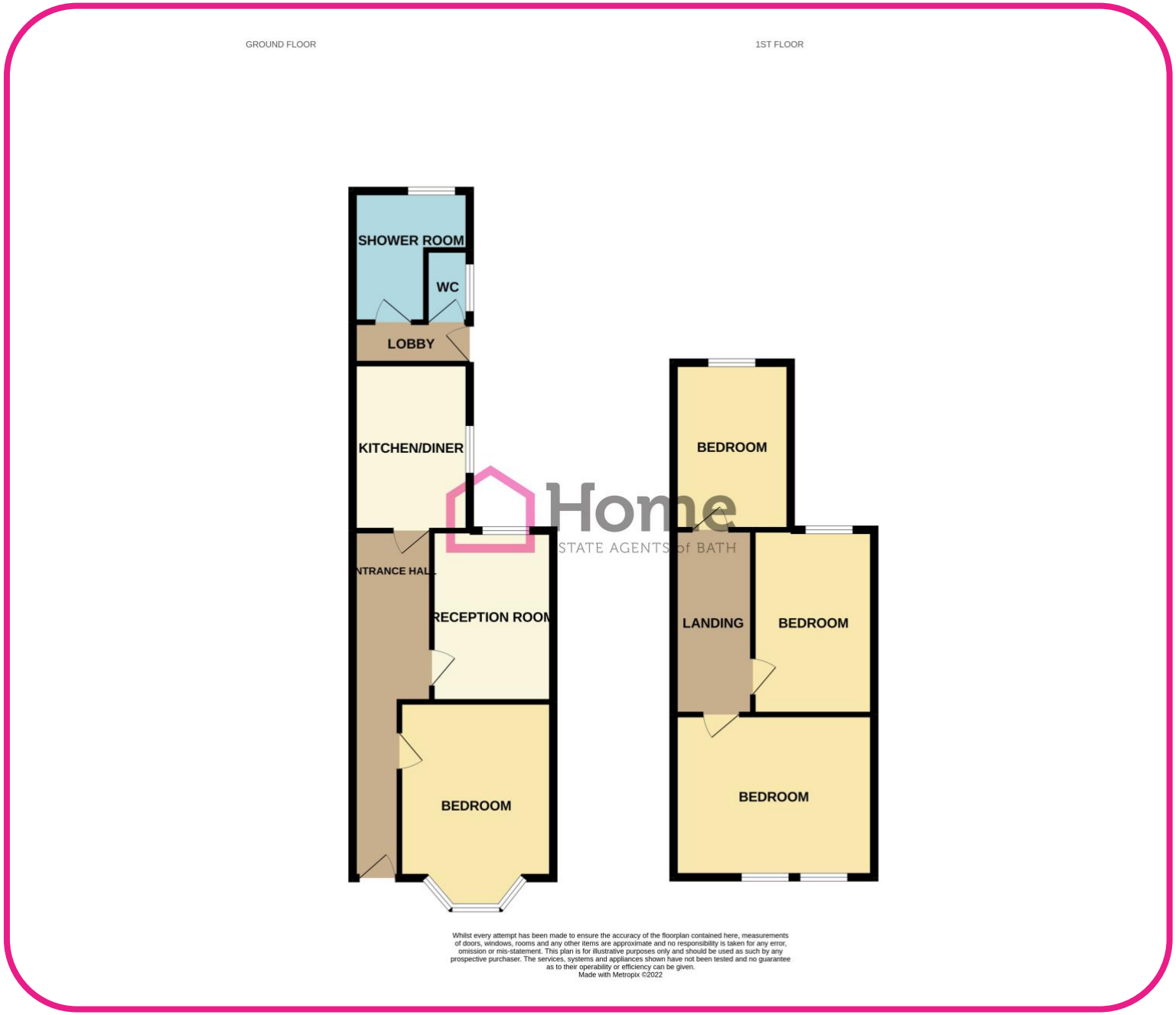
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