

£400,000

Energy Efficiency Rating: TBC

Herbert Road, Bath, BA2 3PP.

Home Estate Agents are favoured with the instructions to market this well presented 2 bedroomed mid terraced period property, set close to local amenities within Oldfield Park. This property offers gas heating, double glazing and ‘no onward chain’.
Phone 01225 463006 for an internal inspection.









Home Estate Agents are favoured with the instructions to market this well presented 2 double bedroomed mid terraced period property, set close to local amenities within Oldfield Park. The property benefits from gas combi central heating, double glazing, close proximity to Moorland Road and pleasant west facing rear gardens. The spacious accommodation briefly comprises: Entrance hall, spacious rear sitting room, front reception room, fitted kitchen, conservatory, 2 bedrooms and a spacious bathroom. Outside there is a small low maintenance fore garden and to the rear there is a west facing landscaped rear garden with patio seating area. An internal inspection is highly recommended. Phone 01225 463006 to arrange a viewing on this 'no onward chain' property.

Entrance Hall:
Entered via replacement front door, coat hanging area, gas meter, coved cornices, glazed timber door with etched fan light above to inner hallway and access to :-

Sitting Room: 4.82m x 3.53m
Open plan sitting room with feature fireplace with heath and inset 'real flame' gas fire, understairs recess, ideal for a study area, ornate floor to ceiling radiator, coving, double glazed French doors to rear garden, stairs rising to first floor landing.

Reception Room: 3.81 x 3.25m
Double glazed windows to front aspect with made to measure shutters, fitted fire surround with heath, shelving, stripped wooden flooring, coved cornices, celling rose and 'old school radiator'.

Kitchen: 3.10m x 3.25m
Modern fitted kitchen with 1 ½ bowl stainless steel sink unit with swan neck mixer tap over, range of base level and wall units, woodblock work surfaces with wooden upstands, inset Neff 4 ring gas hob with matching Neff electric oven below, glass splashbacks, plumbing for washing machine, space for fridge freezer, tiled flooring, double glazed window to side aspect. Velux roof light, cupboard housing Vaillant gas combi boiler, glazed door to:-

Conservatory: 2.50m x 2.30
Double glazed conservatory with polycarbonate roof, fitted power and light, tiled floors, double glazed door to rear garden.

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

Bedroom: 4.85m x 3.33m
Double bedroom with double glazed windows to front aspect, stripped floorboards, ornate radiator, over stairs wardrobe area, coved ceiling.

Bedroom: 2.92m x 2.43m
Double glazed window to rear aspect, radiator, coved ceiling and fitted shelving.

Bathroom: 3.38m x 1.77m
Spacious bathroom with white suite of panelled bath, low flush WC, wash hand basin, tiled & wainscoted splashbacks, corner shower cubicle with mixer shower, radiator, bamboo flooring, double glazed window to rear aspect.

Parking:
There is parking within the road.

Front Garden:
Small walled fore garden with flower borders, gate and path to front door.

Rear Garden:
West facing landscaped rear gardens with patio seating area, path and steps up to further gardens, mature shrubs and bushes, small lawn, timber store and raised decked area.

Agents Note:
Tenure: Freehold with a small rent charge. Please see agent for further details.

[illegible] 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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9 Herbert Road
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Call now, visit us in branch or go online to book your viewing.

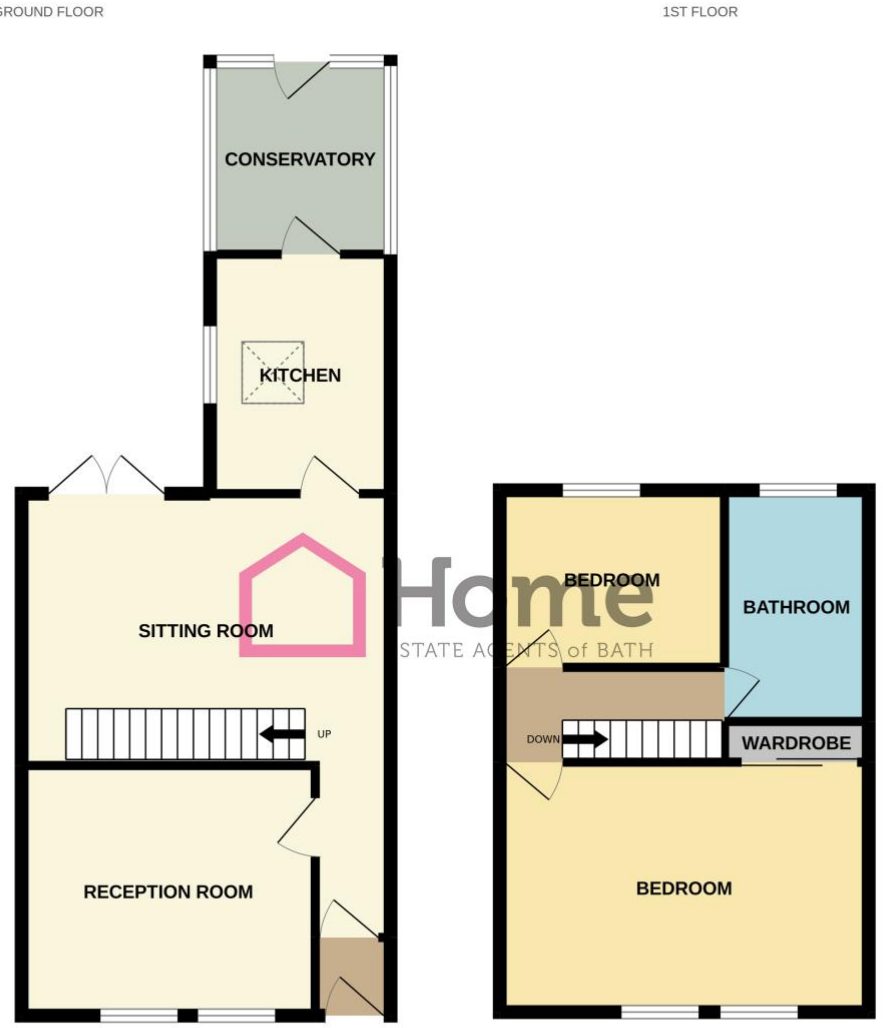
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Home
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