

£335,000

Energy Efficiency Rating: TBC

Burnham Road, Bath, BA2 3RY.

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Entrance Lobby
UPVC part double glazed door to front aspect, UPVC double glazed window, cupboard containing fuse box, electricity and gas meters, laminate flooring.

Entrance Hall
Period style doors to main rooms, radiator, laminate flooring, stairs rising to first floor level.

Lounge: 3.16m x 3.28m
UPVC double glazed window to front aspect, radiator, wooden fireplace surrounded with brickwork detail, picture rail.

Dining Room: 3.43m x 3.61m
UPVC double glazed window to rear aspect, radiator, built in cupboards and shelving.

Kitchen 2.19m x 3.11m
UPVC double glazed window to rear aspect, wooden part glazed door to side aspect, wooden window to side aspect. Range of base and wall mounted units, stainless steel sink drainer unit, integrated electric hob, cooker and cooker hood, plumbing for dishwasher, floor tiles, very pleasant aspect towards garden.

Utility room
Part glazed door to rear aspect, windows to rear aspect, plumbing for washing machine, built in work tops, floor tiles.

First floor landing
Period style banister, loft access, built in cupboards, ornamental panelling, doors to all rooms.

Bedroom: 4.21m x 3.28m
2x UPVC double glazed windows to front aspect, 2x radiators, very pleasant south facing aspect.

Bedroom: 2.63m x 3.63m
UPVC double glazed window to rear aspect, radiator, spectacular views towards Lansdown.

Bathroom:
UPVC double glazed window to rear aspect, pedestal wash basin, panelled bath with mixer shower, WC, separate shower cubicle with choice of attachments, built in cupboard containing Vaillant gas boiler, further cupboard, heated towel rail, subway tiles, laminate flooring.

Front Garden
South facing garden with ornamental flower beds and shrubs, further landscaped area, iron railings and period style gate posts.

Rear Garden
Laid mainly to lawn, patio area, flower beds and shrubs, further landscaped area, wooden garden shed, read pedestrian access, spectacular views towards Lansdown.

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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33 Burnham Road
Bath
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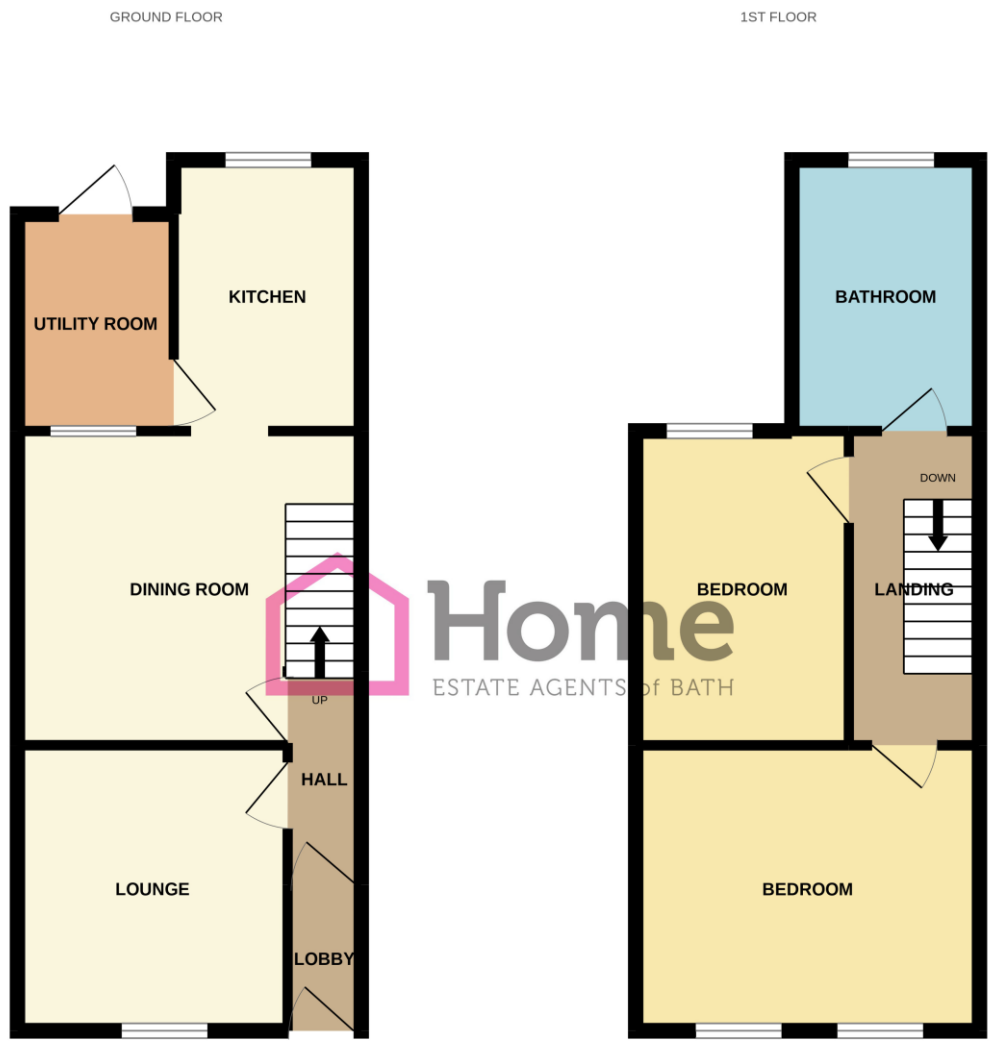
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