

£325,000.

Energy Efficiency Rating: TBC

Kingsfield, Bath, BA2 2NB.

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An excellent opportunity has arisen to purchase this utterly superb and substantial three bedroomed property situated in a highly sought after cul de sac location and offered to the market for the first time since the 1960's. The benefits include double glazing, spectacular views across the city centre and a garage. The property briefly comprises an entrance lobby, lounge, kitchen/dining room, three bedrooms, bathroom, cloakroom, two further occasional rooms and a utility room. To the front there is a well landscaped low maintenance garden and to the rear the secluded garden is laid mainly to lawn with patio areas. There is also a secure garage in a block very nearby. There is a new gym in the area as well as the Linear Park cycle path. Local restaurants include The Moorfields and The Moorland Gate. The property offers good access to numerous transport links to the city centre, the Universities and Bristol beyond. Early viewings advised.

Ground Floor

Entrance Lobby:
UPVC part double glazed door to side aspect, UPVC double glazed window to side aspect, built in cupboard containing electricity meter and fuse box.

Lounge: 5.24m x 4.89m
UPVC double glazed window to front aspect, 2x electric heaters, decorative fireplace surround with electric fire, stairs to upper and lower levels.

Kitchen/Dining Room: 5.23m x 3.51m
UPVC double glazed door to rear aspect, 2x UPVC double glazed windows to rear aspect, electric heater. Range of base and wall mounted units, 1½ bowl composite sink drainer unit, integrated electric hob, electric cooker, cooker hood, fridge freezer, plumbing for washing machine.

Lower Ground Floor

Occasional Room: 4.29m x 1.97m
Useful room with electric heater and built in cupboards.

Occasional Room: 3.33m x 3.25m
Further useful room with electric heater and built in cupboards.

Lobby:
Useful lobby area.

Cloakroom:
Wash basin, wall tiles, WC.

Utility Room: 5.26m x 2.05m
UPVC part double glazed door to rear aspect, useful storage area and access to garden.

1st Floor

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

Bedroom: 3.28m x 3.51m
UPVC double glazed window to rear aspect, radiator, built in cupboards, spectacular views across the city centre and many major Crescents.

Bedroom: 3.28m(max) x 3.03m(max)
UPVC double glazed window to front aspect, radiator, pleasant aspect towards street.

Bedroom: 2.11m(max) x 3.04m(max)
UPVC double glazed window to front aspect, built in cupboard.

Bathroom:
UPVC double glazed window to rear aspect, electric heater, pedestal wash basin, panelled bath with shower over, WC, wall tiles.

Garage:
There is a secure garage in a block nearby.

Front Garden:
Low maintenance landscaped front garden with ornamental stonework, flower beds and shrubs. Pleasant aspect to street.

Rear Garden:
Laid mainly to lawn, patio areas, flower beds and shrubs, views, rear pedestrian access.

For further details or to arrange an internal inspection, please contact us on 01225 463006 or email us on sales@ahea.co.uk

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BA2 2NB

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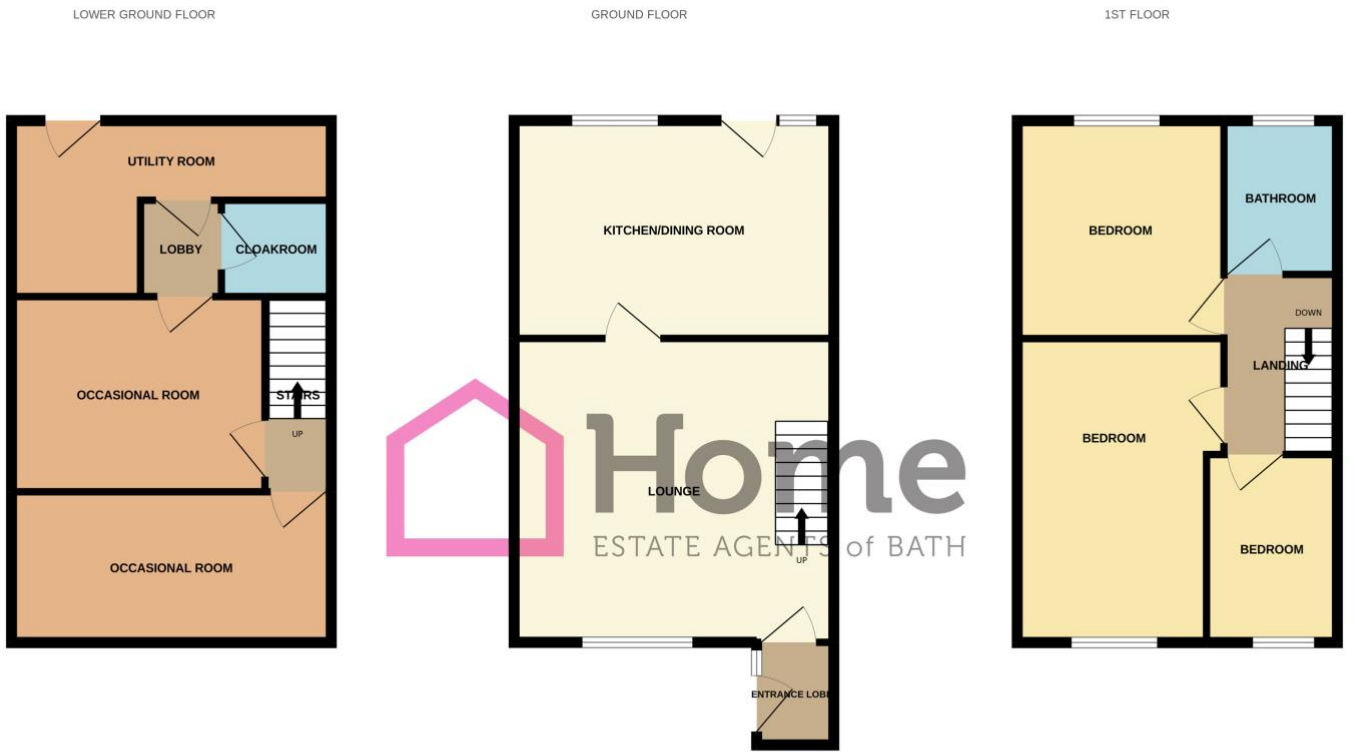
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