

£300,000.

Energy Efficiency Rating: TBC

Sheridan Road, Bath, BA2 1RA.

An excellent opportunity has arisen to purchase this phenomenal three bedroom property in a highly sought after location. The benefits include gas heating, double glazing and utterly spectacular views. To the ground floor there is an entrance hall, store room, kitchen/dining room and a cloakroom. Please call 01225 463006 to arrange an internal inspection.









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Ground Floor:

Entrance Lobby:
UPVC part double glazed door with stained glass to front aspect. 2x windows to front aspect, built in cupboard and floor tiles.

Entrance Hall:
Radiator, laminate flooring, stairs rising to first floor landing.

Cloakroom:
Internal window to side aspect, wash basin, subway tiles, WC.

Store Room: 2.69m x 2.40m
UPVC double glazed window to front aspect, gas boiler, built in cupboards containing gas meter, electric meter and fuse box.

Kitchen/Dining Room: 3.91m x 3.41m
UPVC part double glazed door to rear aspect, UPVC double glazed window to rear aspect, radiator. Range of base and wall mounted units, 1½ bowl composite sink drainer unit, integrated gas hob, electric cooker, integrated cooker hood, integrated dishwasher, plumbing for washing machine. 2x built in cupboards, tiled splashbacks, spectacular views.

First Floor:

Landing:
UPVC double glazed window to rear aspect, radiator, doors to rooms, spectacular views.

Lounge: 4.95m x 3.19m
UPVC double glazed door to front aspect leading to balcony. UPVC double glazed windows to front aspect, radiator.

Bedroom: 2.90m x 3.44m
UPVC double glazed window to rear aspect, radiator, spectacular views.

Second Floor:

Second Floor Landing:
UPVC double glazed window to rear aspect, 3x built in cupboards, spectacular views.

Bedroom: 3.08m(max) x 3.83m(max)
UPVC double glazed window to front aspect, radiator.

Bedroom: 1.80m x 3.83m
UPVC double glazed window to front aspect, radiator.

Bathroom:
UPVC double glazed window to rear aspect, radiator, wash basin, panelled bath with Triton electric shower over, WC, heated towel rail, wall tiles.

Parking:
There is a private driveway to the front.

Front Garden:
Low maintenance landscaped areas.

Rear Garden:
Laid to ornamental decking with patio area, garden shed, spectacular views.

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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BA2 1RA

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

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