

£550,000.

Energy Efficiency Rating: TBC

Bellotts Road, Bath, BA2 3RT.

A very rare opportunity has arisen to purchase this stunning and substantial stone built 1890's three double bedroom, semi-detached period property situated in a highly sought-after location which has not been offered to the open market for many decades. The benefits include an abundance of period character, a private driveway and an exquisite west facing garden. Please phone 01225 463006 for an internal inspection.









A very rare opportunity has arisen to purchase this stunning and substantial stone built 1890's three double bedroom, semi detached period property situated in a highly sought after location which has not been offered to the open market for many decades. The benefits include an abundance of period character, a private driveway and an exquisite west facing garden. Downstairs there is an entrance lobby, hall, kitchen/dining room, lounge, second reception room, further lobby, cloakroom and attached garage. Upstairs there is a well proportioned landing leading to three double bedrooms and a bathroom. To the front of the property there is a private driveway and patio area. To the rear the west facing garden is laid mainly to lawn with a patio area, flower beds and shrubs. There is a rear pedestrian access leading straight through to a very pleasant community grass play area, then onto the very popular cycle track. The property offers very good access to a selection of shops and cafés nearby on Moorland Road. Also nearby is a large brand new gym and a Costa Coffee. There is very good access to the City Centre, Oldfield Park Train Station and Bristol beyond. Early viewings are strongly advised.

Entrance Lobby:
Period style part glazed door to front aspect, window over, cupboard containing fuse box, electric meter, gas meter, stripped wooden floorboards.

Entrance Hall:
Part glazed door to front aspect, 2x ornamental radiators, 2x built in cupboards, stripped wooden floorboards, doors to main rooms and stairs rising to first floor landing.

Lounge: 4.10m x 3.67m
UPVC double glazed bay window to front aspect, 2x ornamental radiators, period style fireplace with Jetmaster fire, original cornice, picture rail and oak floorboards.

Kitchen/Dining Room: 6.71m x 4.24m
Modern bifold doors to rear aspect, 2x UPVC double glazed windows to rear aspect. 3x ornamental radiators, range of base and wall mounted units, 1½ bowl sink with mixer tap, integrated cooker hood, dishwasher, plumbing for washing machine, floor tiles and oak floorboards.

Cloakroom:
Wash basin, tiled splashbacks, WC, heated towel rails.

Second Reception Room: 3.39m x 3.61m
Glazed double doors to rear aspect, window over, ornamental radiator, multifuel wood burner, oak floorboards.

First Floor Landing:
Decorative banister, doors to all rooms, loft access which leads to Vaillant gas boiler. This space is being used currently as an office.

Bedroom: 3.42m(max) x 3.68m(max)
UPVC double glazed bay window to front aspect, radiator, fireplace features and alcove.

Bedroom: 3.42m(max) x 3.61m(max)
UPVC double glazed window to rear aspect, radiator, alcove, pleasant aspect towards garden.

Bedroom: 2.66m(max) x 4.34m(max)
UPVC double glazed window to rear aspect, 2x Velux windows, radiator, pleasant aspect to garden.

Bathroom:
UPVC double glazed window to front aspect, wash basin within vanity unit, panelled bath with choice of shower attachments over, WC, heated towel rail and wall tiles.

Garage/Parking:
The garage has double doors to the front, integrated through to main property. Off road private parking.

Front Garden:
Low maintenance patio area and landscaping.

Rear Garden: In excess of 20ft wide and in excess of 60ft long
Laid mainly to lawn with patio area, flower beds and shrubs. Rear pedestrian access leading to community grass area and the cycle track.

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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4 Bellotts Road
Bath
BA2 3RT

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

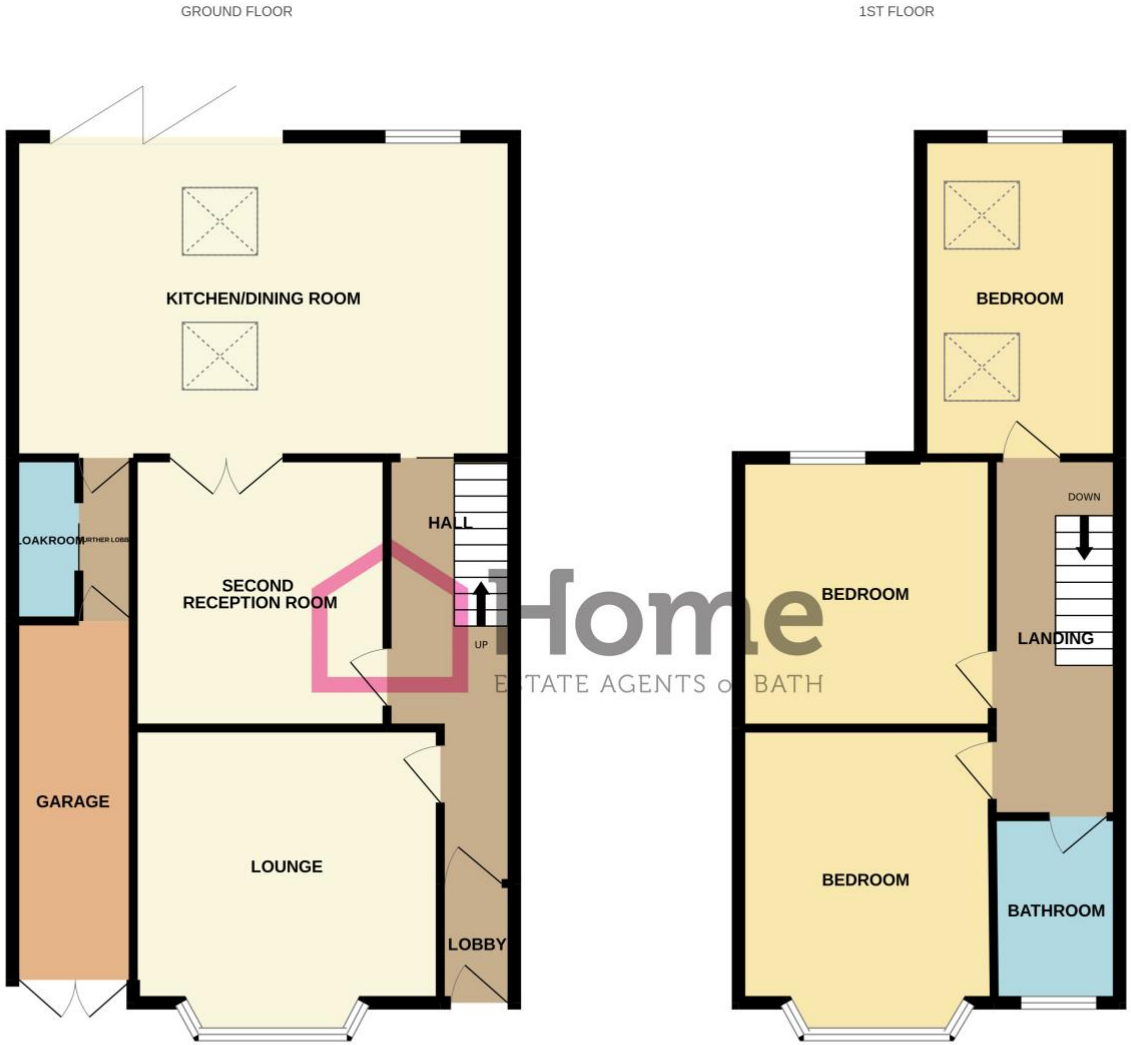
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Home
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