


Home
ESTATE AGENTS of BATH

£385,000.

Energy Efficiency Rating: TBC

# Crandale Road, Bath, BA2 3HX.

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An excellent opportunity has arisen to purchase this substantial stone built two bedroom period property situated in a highly sought after location in Oldfield Park. The benefits include gas heating, double glazing and an abundance of period character. Downstairs there is a lounge/dining room, kitchen/breakfast room and a useful entrance hall area. Upstairs is a characterful landing leading to two double bedrooms and a bathroom. To the rear of the property is a wonderful garden laid mainly to lawn with a separate patio area which has been maintained to a very high standard. The property offers very good access to a selection of nearby cafés and shops on Moorland Road and the city centre is within easy reach. There are particularly good transport links including the Oldfield Park Train Station and university bus routes. There are several good schools in the area. We believe that the property is offered to the open market for only the second time since the 1940's. early viewings are strongly advised.

## Entrance Hall

UPVC part double glazed door to front aspect, UPVC double glazed window over, period style door to main rooms, ornamental ceiling cornice, stripped wooden floorboards.

## Lounge/Diner: 4.36m (max) x 7.21m (max)

2x UPVC double glazed windows to front aspect, open to rear aspect, 2x radiators, 2x period style fireplace surrounds both with ornamental brickwork detail, stairs rising to first floor level, ornamental celling cornice, stripped wooden floorboards.

## Kitchen/Breakfast Room: 4.23m x 3.39m

UPVC double glazed patio doors to rear aspect, UPVC double glazed windows to rear aspect, radiator, range of base mounted units, Belfast sink with traditional style mixer tap, wooden work top, integrated gas hob and electric cooker, plumbing for dishwasher, plumbing for washing machine, decorative tiled splashbacks, floor tiles.

## First Floor Landing

Period style banister, small mezzanine level built in cupboard containing Valliant gas boiler, stripped wooden floorboards.

## Bedroom 1: 4.36m x 3.60m

2x UPVC double glazed window to front aspect, radiator, chimney detail with ornamental brickwork, fitted shelving, stripped wooden floorboards.

## Bedroom 2: 3.56m x 2.67m

UPVC double glazed window to rear aspect, radiator, chimney detail with ornamental brickwork, stripped wooden floorboards.

## Bathroom

UPVC double glazed window to rear aspect, radiator, traditional style pedestal wash basin, roll top bath with choice of shower attachments over, WC, subway tiles.

## Rear Garden

Laid mainly to lawn with separate patio area, decorative fencing and rear pedestrian access, outside tap, flower beds and shrubs, west facing aspect.

*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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## 28 Crandale Road
## Bath
## BA2 3HX.

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