

£425,000.

Energy Efficiency Rating: TBC

Faulkland Road, Bath, BA2 3LS.

An excellent opportunity has arisen to purchase this substantial stone built Edwardian bay fronted HMO Property currently bringing in £23,000 PA and situated in a highly sought after location. The benefits include gas heating, double glazing and a very pleasant rear garden. To arrange an internal inspection, please call 01225 463006.


Home


Cheerios


MEGA 1KG



An excellent opportunity has arisen to purchase this substantial stone built Edwardian bay fronted HMO Property currently bringing in £23,000 PA and situated in a highly sought after location. The benefits include gas heating, double glazing and a very pleasant rear garden. The property briefly comprises an entrance hall, dining room, kitchen, utility, cloakroom, four bedrooms and a bathroom. Faulkland Road was built from 1902 onwards and the property offers extremely good access to the Moorland Road shops, University bus routes and great access to the City Centre and beyond. There is a brand new gym nearby as well as the Linear Park cycle path. Local restaurants include The Moorfields and Moorland Gate. Early viewings are strongly advised. Please call 01225 463006 to arrange a viewing.

Entrance Lobby:
Part single glazed wooden door to front aspect, single glazed window over, period style ceiling cornice.

Entrance Hall:
Part single glazed door to front aspect, single glazed window over, radiator, period style ceiling cornice, electric meter, fuse box, stairs rising to first floor landing.

Bedroom (Formally Lounge): 3.33m x 3.49m
UPVC double glazed bay window to front aspect, 2x radiator, period style ceiling cornice.

Dining Room: 4.39m(max) x 3.78m(max)
UPVC double glazed window to rear aspect, radiator, period style fireplace.

Kitchen: 2.19m x 2.99m
UPVC double glazed window to side aspect, radiator, range of base and wall mounted units. Stainless steel sink drainer unit with mixer tap, integrated electric hob, cooker, integrated cooker hood, Worcester gas boiler.

Utility Room: 2.38m(max) x 1.64m(max)
Part single glazed door to side aspect, single glazed window to rear aspect, radiator and plumbing for washing machine.

Cloakroom: 1.40m x 0.69m
UPVC double glazed window to rear aspect, radiator, wall mounted wash basin, tiled splashbacks, WC.

First Floor Landing:
Loft access, built in cupboard, period style doors to all rooms.

Bedroom: 2.69m x 3.48m
UPVC double glazed window to front aspect, radiator, period style fireplace.

Bedroom: 2.68m x 3.80m
UPVC double glazed window to rear aspect, radiator, pleasant aspect to garden.

Bedroom: 2.18m(max) x 3.04m(max)
UPVC double glazed window to rear aspect, radiator, pleasant aspect to garden.

Bathroom:
UPVC double glazed window to front aspect, radiator, wash basin, panelled bath with shower attachment over, WC and wall tiles.

Front Garden:
Low maintenance front garden with gravel and ornamental shrubs, gas meter, concrete path, wrought iron gate surrounded by stone gate posts.

Rear Garden:
Laid mainly to patio with landscaping, ornamental flower beds and shrubs. Rear pedestrian access, views towards Northern Slopes.

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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9 Faulkland Road
Bath
BA2 3LS

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

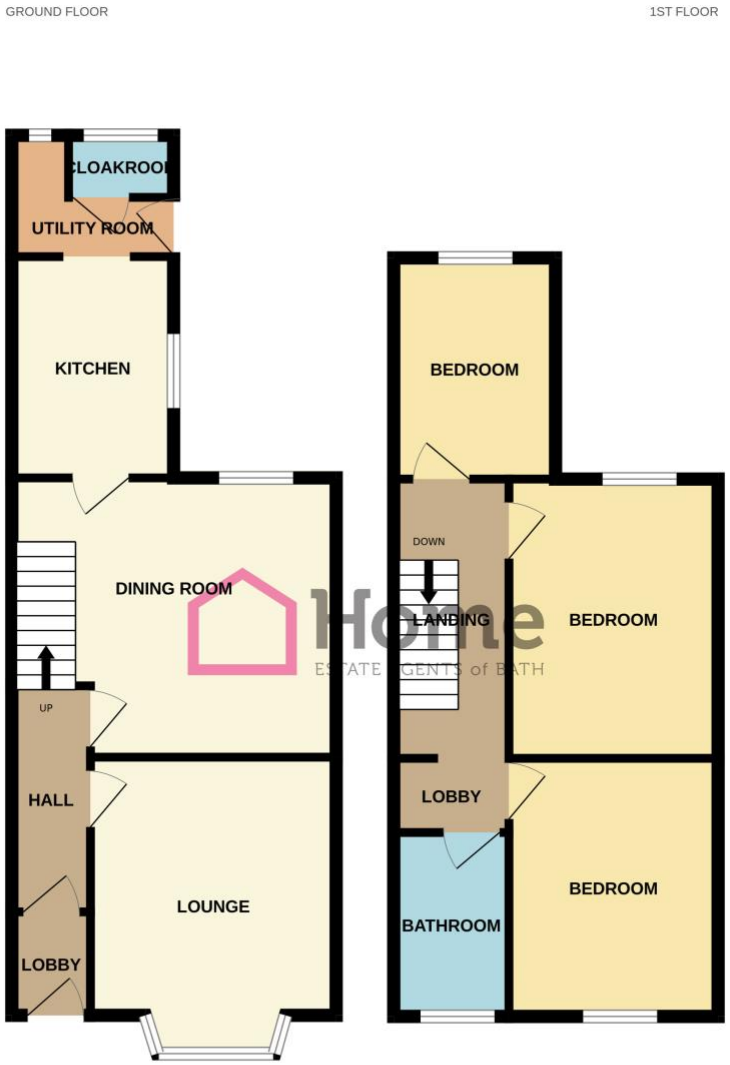
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Home
ESTATE AGENTS of BATH



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