

£385,000.

Energy Efficiency Rating: TBC

Englishcombe Lane, Bath, BA2 2EW.

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An excellent and very rare opportunity has arisen to purchase this detached two double bedroom bungalow situated in a highly sought after location and maintained to a high standard by the current owners. The benefits include gas heating, double glazing and an abundance of driveway parking. The property briefly comprises an entrance hall, lounge, kitchen/dining room, two double bedrooms and a bathroom. Externally there is a private driveway with parking for several cars as well as a secure concrete garage with potential for conversion to a garden office subject to the necessary consents. The garden is laid mainly to lawn with a patio area. The property offers extremely good access to the Moorland Road shops, the City Centre and numerous transport links to Bristol and beyond. Early viewings are advised.

Entrance Porch:
Open to garden with ornamental floor tiles, electric meter.

Entrance Hall:
UPVC part double glazed door to side aspect finished in hardwood effect with decorative stained glass, UPVC double glazed window to side aspect, radiator, fuse box, built in storage cupboard.

Lounge: 3.35m x 6.07m
UPVC double glazed window to front aspect, UPVC double glazed window to side aspect, radiator, fireplace surround with electric fire.

Kitchen/Dining Room: 2.62m x 5.14m
UPVC double glazed window to front aspect, UPVC double glazed window to side aspect and radiator. Range of base and wall mounted units, 1½ bowl stainless steel sink drainer unit with mixer tap. Integrated electric hob and cooker, integrated fridge, integrated freezer, integrated dishwasher. Built in boiler cupboard with plumbing for washing machine, spectacular views.

Bedroom: 2.99m x 4.19m
UPVC double glazed window to side aspect, radiator, pleasant aspect towards the garden.

Bedroom: 2.99m(max) x 4.19m(max)
UPVC double glazed window to rear aspect, radiator, pleasant aspect towards the garden.

Bathroom:
UPVC double glazed widow to side aspect, radiator, pedestal wash basin, shower cubicle and WC.

Parking/Garage:
Private driveway offering parking for several cars. Secure and substantial concrete garage with up and overdoor and a further wooden side entrance.

Front Garden:
Laid mainly to lawn with landscaping and mature hedges.

Rear Garden:
Secluded areas of patio and lawn, flower beds and shrubs.

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 2EW

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

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GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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