

£385,000.

Energy Efficiency Rating: TBC

Ayr Street. Bath, BA2 3RJ.

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An excellent opportunity has arisen to purchase this absolutely phenomenal substantial stone built three bedroom property situated in a highly sought after cul de sac location and upgraded to a very high standard by the current owners. The benefits include gas heating, double glazing and a secluded courtyard garden. The property briefly comprises lounge, dining room, kitchen, hall and lobby areas, three double bedrooms and a bathroom. Externally the garden is laid mainly to decking with a wonderful aspect towards Georgian architecture. As well as a very close proximity to Oldfield Park Train Station, the property offers very good access to a selection of shops and cafes nearby on Moorland Road. There is a brand new gym nearby as well as the Linear Park cycle path. Local restaurants include The Moorfields and The Moorland Gate. There is very good access to the city centre, the Universities and Bristol beyond. Early viewings strongly advised.

Entrance Hall:
Part glazed ornamental wooden front door, window over, fuse box, electric meter, gas meter, glazed door through to lounge.

Lounge: 4.47m(max) x 3.62m(max)
UPVC double glazed window to front aspect, radiator, fireplace with exposed stonework, built in shelving, oak flooring.

Dining Room: 4.50m x 3.46m
Glazed double doors to front aspect, radiator, brickwork fireplace, understairs cupboard, further built in shelves and cupboards, oak flooring.

Kitchen: 2.19m x 3.99m
UPVC double glazed door to rear aspect, UPVC double glazed windows to rear aspect, radiator. Range of base and wall mounted units, stainless steel sink drainer unit with mixer tap, tiled splashbacks, solid wood work tops, plumbing for dishwasher, plumbing for washing machine, Worcester gas boiler, floor tiles, pleasant aspect towards garden.

Lobby: 0.91m x 1.19m
Built in storage cupboard with double doors, oak flooring.

First Floor Landing:
Window to rear aspect, ornamental banister.

Bedroom: 3.74m x 3.64m
UPVC double glazed window to front aspect, radiator, 2x built in cupboards, painted wooden floorboards, southern aspect with views towards Bloomfield.

Bedroom: 2.95m x 3.46m
UPVC double glazed window to rear aspect, radiator, period style fireplace, views towards Lansdown.

Second Floor Landing:
Velux window to rear aspect, views.

Bedroom: 3.94m(max) x 4.01m(max)
Velux window to front aspect, Velux window to rear aspect, radiator, eaves storage, spectacular views.

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

Rear Garden:
Secluded courtyard garden laid mainly to decking. Views towards Georgian architecture. Rear pedestrian access.

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

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