

£215,000.

Energy Efficiency Rating: TBC

Shaws Way, Bath, BA2 1QQ.

An excellent opportunity has arisen to purchase this substantial three bedroom semi-detached property requiring some modernisation in a highly sought after location. The benefits include double glazing, a well proportioned garden and off road parking. Please contact 01225 463006 for an internal inspection.









An excellent opportunity has arisen to purchase this substantial three bedroom semi-detached property requiring some modernisation in a highly sought after location. The benefits include double glazing, a well proportioned garden and off road parking. The property briefly comprises of an entrance hall, lounge, kitchen/dining, porch, three bedrooms and a bathroom. Externally there is a front garden laid mainly to lawn with a hard standing to the side. To the rear it is again laid mainly to lawn with a patio and allotment area. There is also a separate private parking space across the road. There are spectacular views across the Northern Slopes. The property offers extremely good access to the City Centre, the Universities and Bristol beyond. Early viewings are strongly advised.

Entrance Hall:
UPVC part double glazed door to front aspect, electric heater, built in cupboard containing fuse box and electric meter, stairs rising to first floor level.

Lounge: 4.26m(max) x 3.45m(max)
UPVC double glazed window to front aspect, electric heater, pleasant south facing aspect.

Kitchen/Diner: 6.01m x 2.56m
UPVC glazed door to rear aspect, UPVC double glazed window to side and rear aspect. Range of base and wall mounted units, stainless steel sink drainer unit, plumbing for washing machine, spectacular views.

Porch:
UPVC double glazed window to side aspect, UPVC double glazed windows to side and rear aspect.

First Floor Landing:
Access to loft, doors to all rooms and electric heater.

Bedroom: 4.12m(max) x 3.46m(max)
UPVC double glazed window to front aspect, built in cupboard, exposed floorboards, pleasant south facing aspect.

Bedroom: 4.11m(max) x 2.61m(max)
UPVC double glazed window to rear aspect, spectacular views.

Bedroom: 2.66m x 2.44m
UPVC double glazed window to front aspect, built in shelving over stair well.

WC:
UPVC double glazed window to rear aspect, decorative wall coving, vinyl flooring, WC.

Bathroom:
UPVC double glazed window to rear aspect, pedestal wash basin, shower cubicle with Triton electric shower.

Parking:
There is a private parking space nearby.

Front Garden:
Laid mainly to lawn with hard standing to the side.

Rear Garden:
Laid mainly to lawn with patio area, secure concrete store, allotment area, mature flower beds, shrubs, hedge, rear pedestrian access, spectacular views.

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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19 Shaws Way
Bath
BA2 1QQ

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

01225 463006

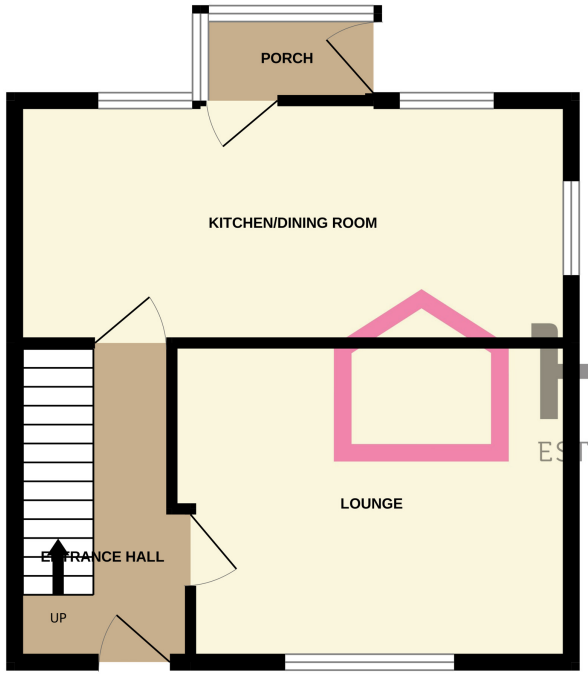
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Home
ESTATE AGENTS of BATH

GROUND FLOOR



1ST FLOOR



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