

£380,000.

Energy Efficiency Rating: TBC

Ivy Grove, Bath, BA2 1AP.

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Entrance Lobby
UPVC double glazed double doors to front aspect, gas meter, laminate flooring.

Entrance Hall
Wooden part single glazed period style double doors to front aspect, single glazed windows to front aspect, radiator, stairs rising to first floor landing, ornamental banister, built in cupboard containing electric meter and fuse box, laminate flooring.

Lounge: 3.40m x 3.56m
UPVC double glazed window to front aspect, radiator, picture rail, spectacular views across the city and surrounding hills.

Dining Room: 3.05m x 3.56m
UPVC double glazed window to rear aspect, radiator, picture rail, laminate flooring.

Utility Room: 1.69 x 1.83m
UPVC part double glazed door to rear aspect, built in wooden work top, laminate flooring.

Kitchen: 2.06m x 2.64m
UPVC double glazed door to side aspect, UPVC double glazed window to rear aspect. Range of base and wall mounted units, 1 ½ bowl composite sink drainer unit with mixer tap, electric cooker, integrated cooker hood, microwave, integrated fridge freezer and dishwasher, floor tiles.

First Floor Landing
UPVC double glazed window to side aspect, built in storage cupboard and loft access, period style doors to all rooms.

Bedroom: 3.06m x 3.56m
UPVC double glazed bay window to front aspect, radiator, period fireplace, picture rail, spectacular views across the city.

Bedroom: 3.06m x 3.68m
UPVC double glazed window to rear aspect, radiator, picture rail, built in cupboard containing Baxi gas boiler, pleasant south facing aspect towards garden.

Bedroom: 2.08m x 2.19m
UPVC double glazed window to front aspect, radiator, spectacular views.

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

Garage/Parking
Solid construction garage with up and over door, small hardstanding area.

Front Garden
Laid mainly to lawn with mature tree, flower beds and shrubs.

Rear Garden
Various areas of lawn and patio stone built store, flower beds, small trees 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

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