

£380,000.

Energy Efficiency Rating: TBC

The Oval, Bath, BA2 2HD.

Home Estate Agents of Bath are favoured with the instruction to market this 3 bedroomed semi-detached stone property situated on the popular 'Oval' development in Bath. The benefits include gas central heating via combi boiler, double glazing throughout, close to the 'Oval' green space, off road parking and large double garage.









Home Estate Agents of Bath are favoured with the instruction to market this 3 bedroomed semi-detached stone-built property situated on the popular 'Oval' development in Bath. The spacious accommodation briefly comprises; Entrance Hall, lounge with fireplace, kitchen, WC, large conservatory, 3 bedrooms (one-bedroom acts as ensuite dressing room), bathroom, gardens to front and rear, off road parking and a double garage to the rear. The benefits include gas central heating via combi boiler, double glazing throughout, close to the 'Oval' green space, a short walk to the local amenities within Oldfield Park, full width conservatory, low maintenance gardens, off road parking and large double garage. There is scope subject to the normal permission to extend within the roof, side or rear. An early inspection is highly recommended, please phone the vendors sole agents on 01225 463006 to arrange an internal inspection.

Entrance Hall:
Entrance via front door, stairs rising to first floor landing, laminate flooring and oak door to:-

Lounge: 4.72m x 3.76m
Brick fireplace with inset 'multi fuel' burner on hearth with wooden bressummer, laminate flooring, TV point, double glazed window to front aspect, radiator, coving, understairs cupboard, ½ glazed oak door to:-

Kitchen/Diner: 5.74m x 3.19m
Modern fitted kitchen with range of base level cupboards & drawers and matching wall units, ceramic 2 bowl Belfast sink with mixer tap over, fitted work surfaces, tiled splashbacks, inset induction hob with stainless steel canopy extractor hood over, electric eye level oven, double glazed windows to rear and side aspect, laminate flooring. Plumbing for washing machine and dishwasher, utility area with space for fridge freezer, dryer, double glazed door to conservatory and door to: -

WC:
White low flush WC, radiator, double glazed window to rear aspect.

Conservatory: 5.13m x 2.89m
Double glazed conservatory with polycarbonate roof, fitted power, double glazed windows to side and rear aspect, double glazed doors to raised decked area.

First Floor Landing:
Cupboard housing Vaillant gas combi boiler, access to loft, doors to:-

Bedroom: 3.81m x 2.82m Plus 2.81m x 2.74m
This room together with bedroom 3 have been opened to offer an ensuite dressing room but could be easily be converted back to a bedroom. Double glazed windows to front aspect, radiator and laminate flooring.

Bedroom:
Pretty brick fireplace, radiator, double glazed window to rear aspect enjoying some 'City' views, stripped wooden floorboards.

Bathroom:
Spacious bathroom with white suite of 'Oval' bath with mixer tap and shower attachment, corner shower cubicle with electric shower, low flush WC, wash hand basin, radiator, tiled walls and flooring, double glazed window to front aspect.

Parking/Garage:
Off road parking for at least 2 cars with access via Elm Grove. Further access to detached double garage (5.92m x 5.51m) with electric up and over door, power, light and side door.

Front Garden:
Gate with steps to front door, retaining front hedge, raised flower bed, gated side access to:-

Rear Garden:
Good sized rear garden with side and rear decked areas, steps down to purple shale areas with pond, green house, paviered patio area, gate giving access to parking and garage.

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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55 The Oval
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BA2 2HD

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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