

£390,000.

Energy Efficiency Rating: TBC

Dorset Street, Bath, BA2 3RA.

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DORSET







An excellent opportunity has arisen to purchase this stunning and substantial stone built three bedroom period property upgraded to a very high standard by the current owners and believed to date from the 1880s. The benefits include gas heating, double glazing and a low maintenance garden. The property briefly comprises a lounge, dining room, kitchen, various lobby areas, three bedrooms and a bathroom. The property offers extremely good access to the shops and cafés of Moorland Road. There is a new gym nearby as well as the Linear Park cycle path. Local restaurants include The Moorfields and The Moorland Gate. Oldfield Park Train Station is in very close proximity. There is also good access to the City Centre, the Universities and Bristol beyond. Early viewings are strongly advised. Please call 01225 463006 to arrange an internal inspection.

Entrance Lobby:
Wooden part double glazed door to front aspect, double glazed window over, electric meter and fuse box, ornamental floor and tiles.

Entrance Hall:
Ornamental plasterwork, floorboards.

Lounge: 3.66m x 3.52m
Period style wooden double glazed window to front aspect, ornamental radiator, built in cupboards containing gas meter, fireplace with exposed brickwork, stripped floorboards.

Dining Room: 4.68m(max) x 3.51m(max)
Wooden full length double glazed door to rear aspect, ornamental radiator, fireplace with exposed stonework, understairs cupboard, stairs rising to first floor landing.

Kitchen: 2.32m x 3.19m
UPVC double glazed window to side aspect, range of base and wall mounted units, Belfast sink with mixer tap, wooden worktops, integrated hob, cooker, integrated cooker hood, cupboard containing gas boiler, tiled splashbacks, floor tiles.

Lobby: 2.30m x 0.80m
UPVC double glazed door to side aspect, plumbing for washing machine, floor tiles.

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

First Floor Landing:
Period style doors to all rooms, ornamental banister, wooden floorboards, loft access.

Bedroom: 4.66m x 3.52m
Period style wooden double glazed sash windows to front aspect, radiator, period style fireplace and surround, wooden floorboards.

Bedroom: 3.07m x 3.51m
UPVC double glazed window to rear aspect, period style fireplace and surround, wooden floorboards, pleasant aspect to garden.

Bedroom: 2.33m x 3.08m
UPVC double glazed window to rear aspect, radiator, period style fireplace and surround, laminate flooring.

Front Garden:
Landscaped low maintenance garden with views towards the Northern Slopes.

Rear Garden:
Laid mainly to patio with flower beds and shrubs, potential for vehicular access subject to the necessary consents.

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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24 Dorset Street
Bath
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Call now, visit us in branch or go online to book your viewing.

01225 463006

sales@ahea.co.uk

@at_home_bath

@Home Estate Agents
13 Moorland Road,
Bath, BA2 3PL

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