

£312,500.

Energy Efficiency Rating: TBC

Roundhill Park, Bath, BA2 1NN.

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Entrance Hall
Entered via replacement front door. Stairs rising to first floor landing, radiator, cupboard with fuse box, white panelled door to

Lounge: 4.24m x 3.45m
Triple glazed window to front aspect, fireplace with fitted gas fire and back boiler, floor to ceiling radiator, coving, understairs cupboard.

Kitchen: 4.49m x 2.02m
Recently installed Howdens kitchen with polycarbonate sink unit with swan neck mixer tap, full range of base level and matching wall units and draws. Fitted work surfaces, inset halogen hob with vented stainless steel canopy hood over and fan assisted electric oven below, space for fridge freezer and washing machine. Metro styled splashbacks, ornate radiator, coving, triple glazed window to rear aspect, laminate flooring, half glazed door to :-

Conservatory 4.22m x 2.85m
Substantial conservatory with double glazed windows to side and rear aspect, double glazed doors to rear garden, laminate flooring, 2x radiators, fitted power and light.

First Floor landing:
Access to loft, doors to

Bedroom 1: 2.87m x 2.76
Triple glazed window to front aspect, radiator, airing cupboard with hot water tank, fitted cupboard with double glazed window to front aspect.

Bedroom 2: 2.83m x 2.38m
Triple glazed window to rear aspect, enjoying views of rear aspect, laminate flooring, radiator, picture rails.

Occasional Bedroom/Study: 3.14m x 2.07m
Laminate flooring, radiator, triple glazed window to front aspect.

Shower room:
Modern shower room with corner shower cubical with electric shower over, wash hand basin with mixer tap and vanity unit under, low flush WC, tiled walls, laminate flooring, chrome towel rail, extractor fan, triple glazed windows to rear aspect.

Parking:
Drop curb giving gravelled off road parking for several cars. Access to front door.

Rear Garden
Neat, landscaped west facing rear garden with raised patio, steps down to lawned area with mature shrubs and flower borders. Timber store.

Gated side access through archway to front of property.

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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57 Roundhill Park
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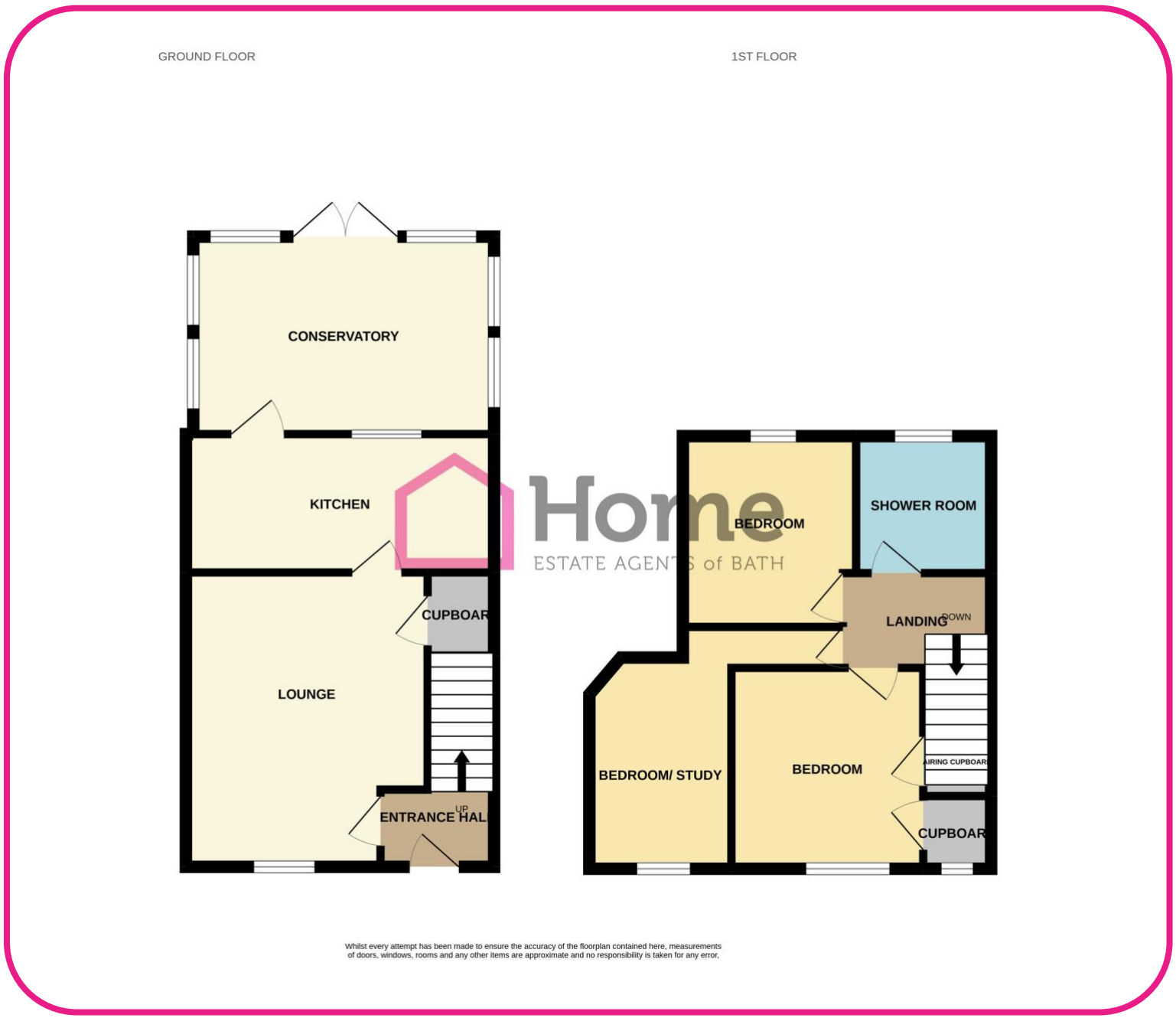
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