

£285,000

Energy Efficiency Rating: TBC

Whiteway Road, Bath, BA2 2RG.

Home Estate Agents are pleased to offer this immaculately presented 3 bedroom semi detached family home situated in an elevated position, enjoying far reaching views of Englishcombe and beyond. The property boasts gas central heating, double glazing, fitted kitchen with appliances, upgraded bathroom, conservatory, under croft and no onward chain.









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Entrance Hall:
Entered via replacement front door, stairs rising to first floor landing, coving, radiator, laminate flooring, white panelled door to :-

Lounge: 4.77m x 3.78m
Double glazed window to front aspect, radiator, understairs cupboard with fuse box, laminate flooring, TV and telephone point, coving, access to :-

Kitchen/Dining Room: 4.67m x 3.12m
Modern fitted kitchen with range of base level and wall units, 1½ bowl stainless steel sink unit with swan neck mixer tap, fitted oven, hob and extractor fan, integrated fridge/freezer, fitted work surfaces, tiled splashbacks, coving, inset LED lighting, tiled flooring, double glazed window to rear aspect enjoying stunning views, double glazed patio door to :-

Conservatory: 2.13m x 1.96m
Double glazed windows to front, side and rear aspect, radiator, tiled flooring, double glazed door to rear.

First Floor Landing:
Access to loft, cupboard housing gas combi boiler, serving central heating and hot water, white panelled doors to :-

Bedroom: 3.85m x 2.84m
Double glazed window to front aspect, radiator, range of fitted wardrobes with matching white panelled doors, coving.

Bedroom: 3.15m x 2.65m
Double glazed window to rear aspect, radiator, stunning far reaching views of Englishcombe and beyond, coving.

Bedroom: 2.63, x 1.77m
Double glazed window to front aspect, radiator, over stairs cupboard.

Bathroom: 2.22m x 1.94m
Modern white suite of panelled bath with Mira shower unit over, glazed shower screen, pedestal wash hand basin with mixer tap, low flush WC, chrome towel radiator, tiled walls, double glazed window to rear aspect.

Garage/Parking:
Single garage to rear with up and over door, parking space in front.

Front Garden:
Retaining front wall with gate and steps to front door, low maintenance front garden laid to shingle with mature shrubs, trees and borders.

Rear Garden:
Concrete patio area with steps down to further gardens laid to lawn and patio, retaining walls, gate and path too parking and garage area. Access to under croft.

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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165 Whiteway Road
Bath
BA2 2RG

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

01225 463006

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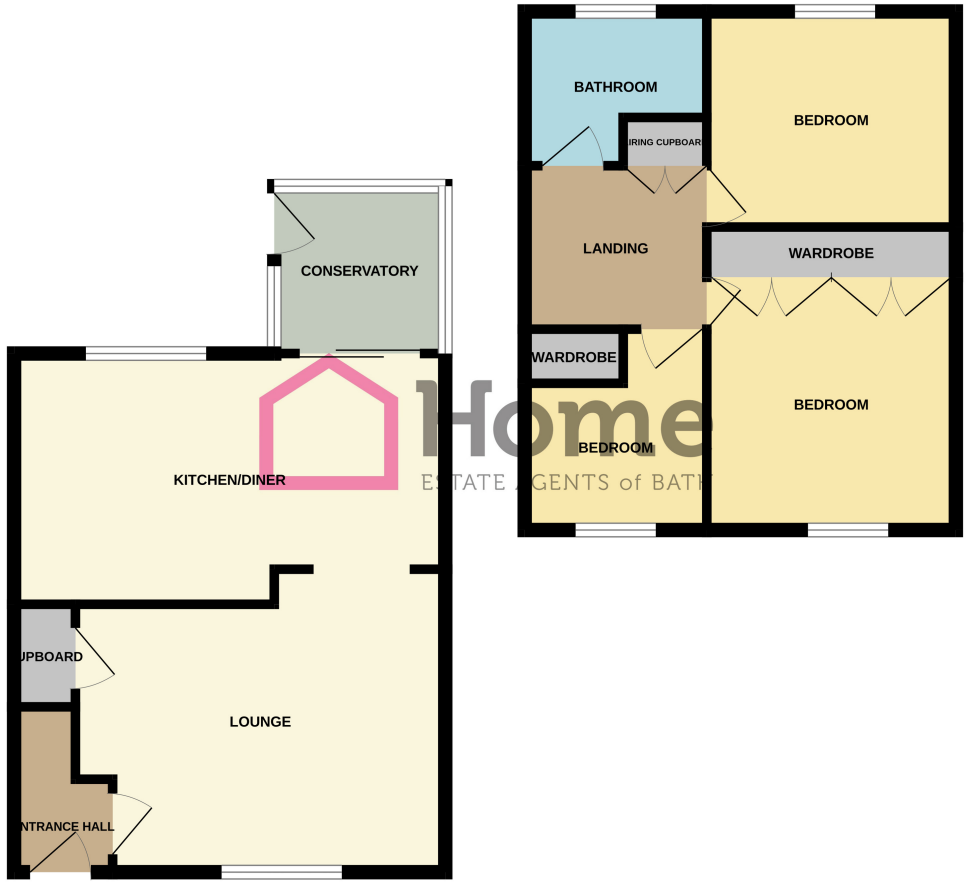
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Home
ESTATE AGENTS of BATH

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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