

£249,500

Energy Efficiency Rating: TBC

Eleanor Close, Bath, BA2 1QL.

A very rare opportunity has arisen to purchase this substantial two double bedroom semi detached property located in a highly sought after location. The benefits include gas heating, double glazing and a secluded rear garden. Early viewings are strongly advised. Please contact 01225 463006 to arrange a viewing.









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The property offers very good access to the City Centre, the Universities and Bristol beyond. Early viewings are strongly advised. Please contact 01225 463006 to arrange a viewing.

Entrance Hall
Double glazed door to front aspect, radiator, wooden laminate flooring, cupboard containing recent fuse box and electric meter, stairs rising to first floor landing.

Lounge/Dining Room: 3.35m(max) x 5.99m(max)
UPVC double glazed patio doors to rear aspect, UPVC double glazed window to front aspect, two radiators behind ornamental cover, shelving, wooden laminate flooring.

Kitchen: 2.19m(max) x 3.52m(max)
UPVC double glazed window to rear aspect, range of base and wall mounted units, 1½ bowl stainless steel sink drainer unit with mixer tap, integrated electric hob, integrated cooker, dishwasher, real wood worktops, tiled splashbacks, wooden laminate flooring, spectacular views towards Royal Crescent.

Utility Room: 1.86m x 3.77m
Part glazed door to rear aspect, UPVC double glazed window to front aspect, UPVC double glazed window to side aspect, radiator, laminate flooring, plumbing for washing machine.

First Floor Landing:
Double glazed window to side aspect, loft access, doors to all rooms.

Bedroom: 4.40m x 2.60m
Double glazed window to front aspect, radiator, storage alcoves.

Bedroom: 3.15m x 3.28m
Double glazed window to rear aspect, radiator with far reaching views.

Bathroom
UPVC double glazed window to rear aspect, wash basin within vanity unit, panelled bath with choice of shower attachments over, WC, heated towel rail, cupboard containing gas boiler.

Front Garden
Landscaped garden with gravel areas, mature trees and shrubs, gas meter, spectacular views towards Lansdown.

Rear Garden
Laid mainly to lawn with decking, gravelled area, mature trees and shrubs, side pedestrian access, spectacular views towards the Northern Slopes.

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

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