

£300,000

Energy Efficiency Rating: TBC

Langdon Road, Bath. BA2 1LT.

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The benefits include gas heating, upgraded double glazed windows and doors throughout, garage adjacent to the property and further off road parking.
The accommodation briefly comprises:- Entrance porch, entrance hall, lounge, kitchen/diner, two bedrooms, upstairs bathroom, gardens to the front and rear, parking and an attached garage.
The property is situated on the southern slopes of Bath and enjoys some fabulous far reaching views of the city.
An early inspection is advised to view this 'no onward chain' property.

Entrance Porch
Entered via replacement front door.

Entrance Hall
Understairs cupboard, glazed door to:-

Lounge: 4.60m x 3.35m
Double glazed windows to rear aspect, radiator, TV point, gas point for gas fire, double glazed circular window to front aspect, stairs rising to first floor landing, door to:-

Kitchen/Dining Room: 4.25m x 2.50m
One and a half bowl single drainer stainless steel sink unit with range of base level and wall units, fitted gas cooker, fridge freezer and washing machine, vented extractor fan, fitted work surfaces, tiled splash backs, radiator, double glazed window to front aspect, double glazed French doors to rear, cupboard housing gas boiler.

First Floor Landing
Double glazed window to front aspect, airing cupboard with hot water tank, doors to:-

Bedroom: 3.72m x 3.35
Double glazed window to rear aspect, radiator, fitted wardrobe.

Bedroom: 2.50m x 2.45m
Double glazed window to rear aspect, radiator, fitted wardrobe.

Bathroom
White suite of panelled bath with mixer tap and shower over, low flush WC, wash hand basin, chrome towel radiator, tiled splash backs, double glazed window to front aspect.

Front Garden
Open plan front garden laid to lawn.

Rear Garden
Raised patio area with steps down to shingled area. Gate giving rear access.

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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105 Langdon Road,
Bath
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Call now, visit us in branch or go online to book your viewing.

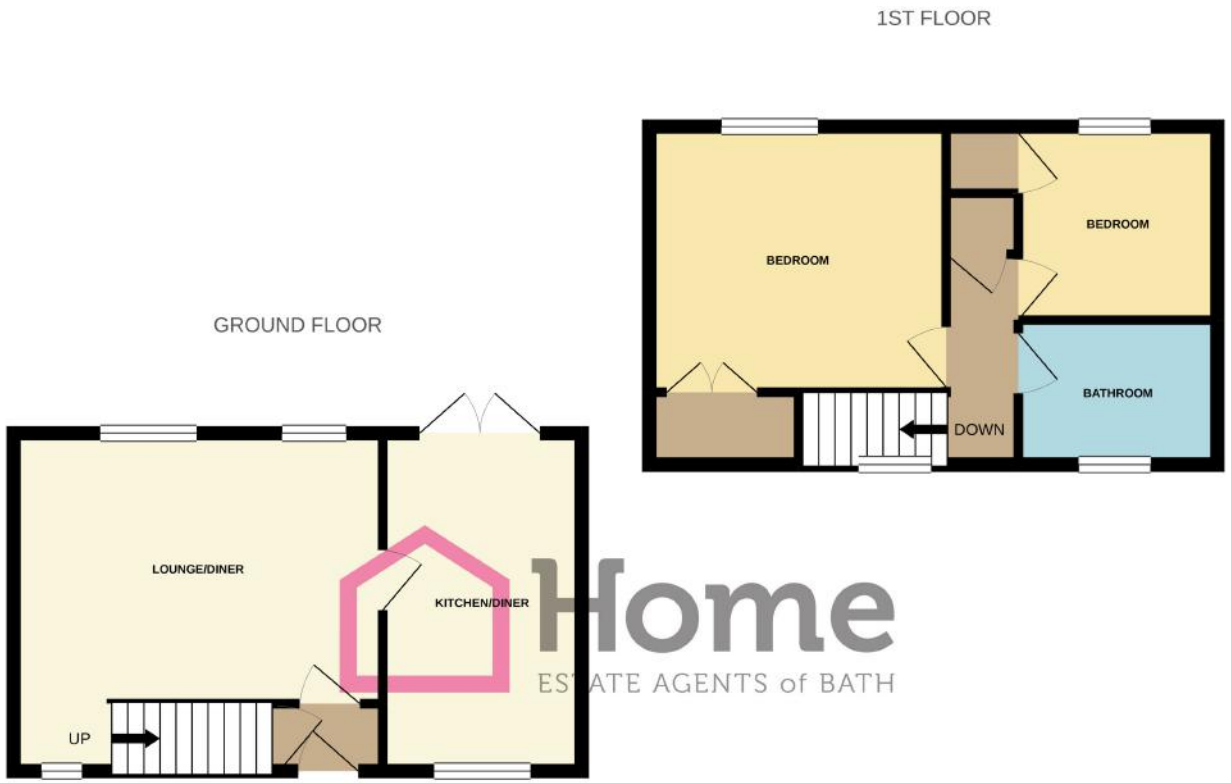
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Home
ESTATE AGENTS of BATH



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