





At a glance:

- Mid-terraced
- Three bedrooms
- Open plan kitchen/dining room
- Quiet-cul-de-sac
- Great schools close by
- Garage in block
- Double glazed and gas central heating



An excellent opportunity has arisen to purchase this superb family home set in a highly sought location to the lower end of Southdown Road. The property benefits from easy access to Oldfield Park train station and Moorland Road shops.

Energy Efficiency Rating D.



Full Description:

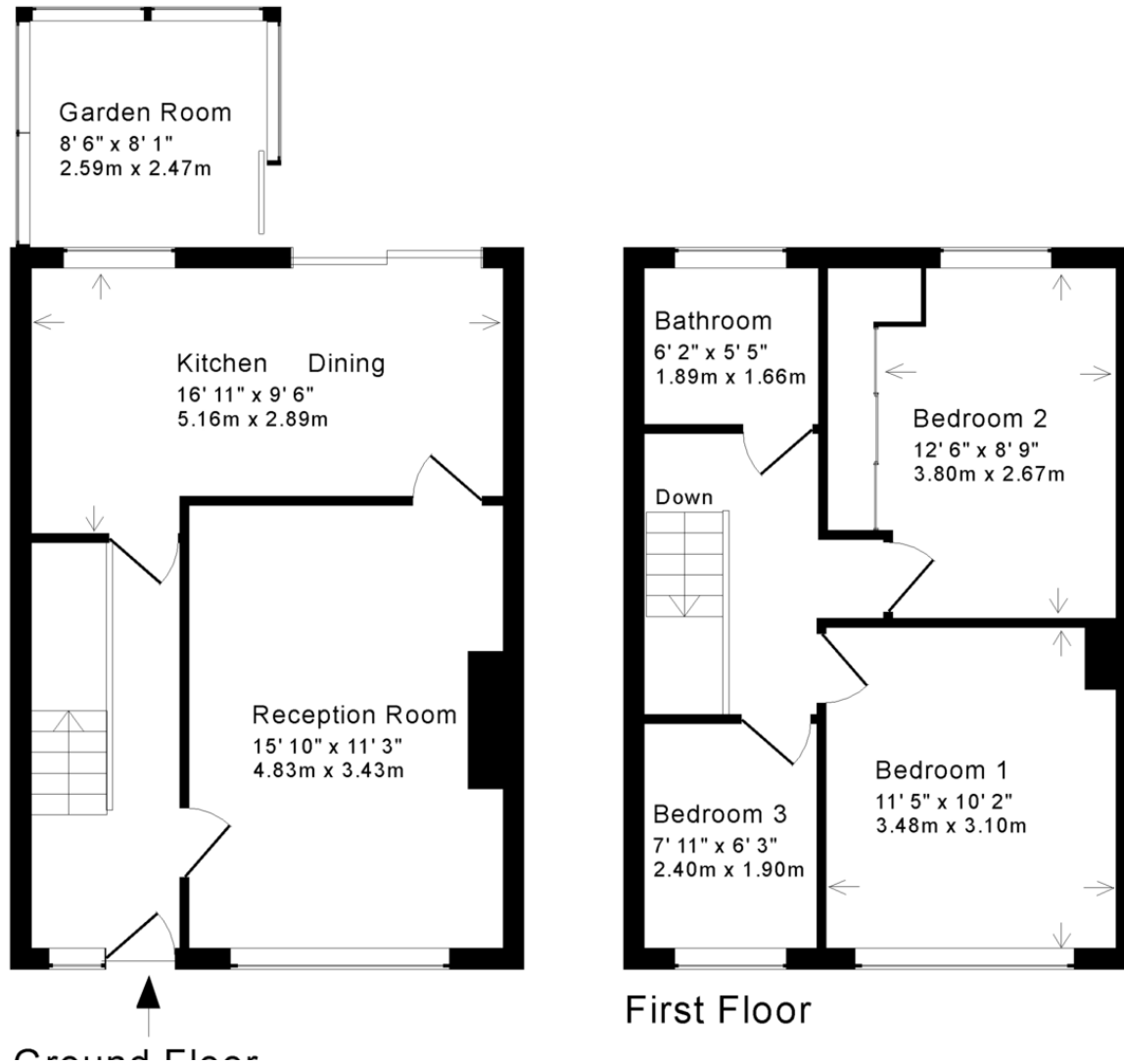
The accommodation starts with entrance hallway, this offers access to the front reception room with floor to ceiling windows providing plenty of natural light into the room.

Moving further to the back of the property you have the open plan kitchen/dining room. The kitchen provides plenty of storage with a range of floor and wall units, plumbing for washing machine, built in oven and grill, gas hob with ext fan, sink and drainer. From this area you have access through the patio doors directly into the rear garden.

The current vendors have an attached conservatory which could be used as a great garden room. On the first floor, there are two large double bedrooms, one of the rooms includes built in wardrobes. The property also offers a single bedroom, currently being used as a home office, on-street parking and is complimented by gas central heating and double glazing throughout.

This property is situated in Loxley Gardens within the popular Southdown district of Bath. The property is in close proximity to local shops at Moorland Road and within easy reach of the universities & hospital.





The city centre of Bath itself is within a 10 minute drive providing a much fuller range of retail outlets together with many amenities which include the Theatre Royal, a selection of fine restaurants, excellent sports facilities and the Thermae Spa. Nearby schools include Oldfield Park Juniors and Moorlands Infants/Junior. Bath Spa to London Paddington from 90 minutes. M4 junction 18 is approximately 11 miles.

Specification:

Measurements - All dimensions are approximate. Fixtures, Fittings & Appliances - The mention of any appliances, fixtures, fittings &/or appliances does not imply they are in full efficient working order. Internal Photographs - Items shown in photographs are not included unless specifically mentioned within the details. They may be available by separate negotiation.

Disclaimer:

Drawings/Sketches/Floor Plans - For general guidance only and is not to scale. General Disclaimer - Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed.

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