



£399,000.

Energy Efficiency Rating: TBC

Ash Grove, Bath, BA2 2HQ.

An excellent opportunity has arisen to purchase this utterly superb and substantial stone built 3 bedroom semi-detached property situated in a highly sought after location and believed to date from the 1930s. The benefits include gas heating, double glazing and a wonderful south facing garden. The property briefly comprises lounge, dining room, kitchen, three double bedrooms and two bathrooms.



An excellent opportunity has arisen to purchase this utterly superb and substantial stone built 3 bedroom semi-detached property situated in a highly sought after location and believed to date from the 1930s. The benefits include gas heating, double glazing and a wonderful south facing garden. The property briefly comprises lounge, dining room, kitchen, three double bedrooms and two bathrooms. The south facing garden can be accessed via anthracite grey aluminium bifold doors creating a phenomenal area for entertaining and socialising. The garden is laid mainly to lawn with an ornamental stone patio and side pedestrian access. To the front of the property there is a block paved drive with room for several vehicles. The property offers very good access for a selection of shops and cafés on nearby Moorland Road. There is a brand new gym nearby as well as the Linear Park cycle path. Local restaurants include the Moorfields and the Moorland Gate. There is very good access to the city centre, Universities and Bristol beyond. Early viewings are strongly advised.

Entrance Hall:

Door to side aspect, UPVC double glazed window to side aspect, radiator, understairs cupboard, stairs rising to first floor landing, floor tiles.

Lounge 4.10m x 4.06m

2x Velux windows, Aluminium Anthracite Grey Bifold Patio doors to rear aspect, ornamental radiator, natural stone work and panelling to walls, pleasant south facing aspect towards garden.

Dining Room: 4.12m x 4.04m

Opening to lounge, fireplace surround, laminate flooring, pleasant aspect towards garden.

Kitchen 4.5m(max) x 4.14m(max)

2x UPVC double glazed window to front aspect, radiator. Range of base and wall mounted units, composite sink drainer unit with mixer tap, integrated gas hob, electric cooker and cooker hood, integrated dishwasher, American Walnut wooden work top, subway tile splash backs, floor tiles, cupboard containing Worcester gas boiler.

Bathroom:

2x UPVC double glazed window to side aspect, pedestal wash basin, feature bath with shower attachment over, WC, heated towel rail, fully tiled walls, floor tiles.

First floor landing:

UPVC double glazed window to side aspect, doors to all rooms, loft access, spectacular views towards the park and across the city.

Bedroom: 3.51m x 4.03m

UPVC double glazed window to rear aspect, radiator, stripped wooden floor boards, south facing aspect.

Bedroom: 3.54m x 2.87m

UPVC double glazed window to front aspect, radiator, spectacular views towards the Crescents.

Bedroom: 1.64m x 2.31m

UPVC double glazed window to rear aspect, UPVC double glazed window to side aspect, radiator, pleasant dual aspect views.

Bathroom:

UPVC double glazed window to side aspect, pedestal wash basin, wall mounted shower attachments used as a wet room, WC, fully tiled walls and floor.

Parking:

Private paved driveway for several cars.

Rear Garden:

Laid mainly to lawn with ornamental natural flag stone patio. Side access, south facing.

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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BA2 2HQ.

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

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