



Home  
ESTATE AGENTS

£295,000

Energy Efficiency Rating: D

## Sheridan Road, Bath, BA2 1RA.

A rare opportunity to acquire this 4 bedroomed mid-terraced family home set over 3 floors, situated in Twerton enjoying far reaching views to the rear of Newton St Loe, benefiting from gas heating, double glazing, landscaped gardens, off road parking and no onward chain. Please call 01225 463006 to arrange an internal inspection.





A rare opportunity to acquire this 4 bedroomed mid-terraced family home set over 3 floors, situated in Twerton enjoying far reaching views to the rear of Newton St Loe. The spacious accommodation occupies 3 floors and benefits from gas central heating, double glazing, off road parking and landscaped rear gardens. The layout consists of: Entrance hall, kitchen/diner, downstairs bedroom, cloakroom, 1<sup>st</sup> floor lounge and bedroom with two further bedrooms and bathroom on the 2<sup>nd</sup> floor. The property is offered in good order throughout and with no onward chain. An early inspection is essential. Phone 01225436006 to arrange an internal viewing.

**Entrance Porch**

Enter via replacement double glazed front door, door to bedroom and glazed door to :-

**Entrance Hall:**

Stairs rising to first floor landing, radiator, coat hanging area, door to kitchen/diner and door to :-

**Kitchen/Diner: 3.93m x 3.42m**

Spacious room with single drainer 1½ bowl sink unit with mixer tap over. Full range of base level cupboards and drawers and matching wall units. Fitted work surfaces with gas hob, oven below and extractor fan, tiled splashbacks, plumbing for washing machine, space for fridge freezer and dryer. TV point, tiled flooring, double glazed window to rear aspect and replacement double glazed door to rear garden.

**Bedroom: 2.71m x 2.68m**

Double glazed window to front aspect, radiator, fitted cupboards.

**First Floor Landing:**

Double glazed window to rear aspect, enjoying far reaching views. Stairs rising to second floor landing, doors to :-

**Lounge: 4.97m x 3.83m**

Large double glazed picture window to front aspect, double panelled

radiator, TV point, telephone point, double glazed door giving access to balcony.

**Bedroom: 3.51m x 2.93m**

Double glazed window to front aspect, again enjoying far reaching Newton St Loe views, radiator.

**Second Floor Landing:**

Cupboard housing gas Worcester combi boiler, far reaching views from double glazed window to rear, airing cupboard and store cupboard, doors to :-

**Bedroom: 3.81m x 3.06m**

Double glazed window to front aspect, radiator, over stairs wardrobe, TV point.

**Bedroom: 3.81m x 1.81m**

Double glazed window to front aspect, radiator.

**Bathroom:**

White suite of panelled bath with electric shower unit over, low flush WC, wash hand basin, white towel radiator, tiled splashbacks, extractor fan, stripped floorboards, double glazed window to rear aspect.

**Front Garden:**

Shingled area and dropped curb giving off road parking for one car, path and steps to front door.

**Rear Garden:**

Landscaped rear garden with good sized patio area, range of flower borders, steps down to further seating area with decked gazebo and steps to timber summer house.

*For further details or to arrange an internal inspection, please contact us on 01225 463006 or email us on [sales@ahea.co.uk](mailto:sales@ahea.co.uk)*

[www.ahea.co.uk](http://www.ahea.co.uk)



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

 01225 463006

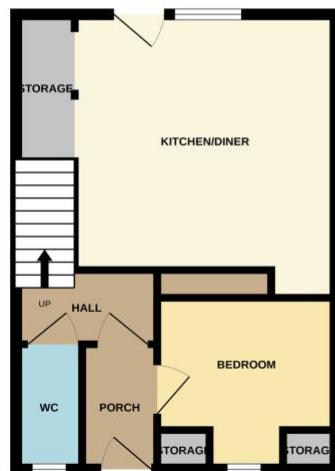
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GROUND FLOOR



1ST FLOOR



2ND FLOOR



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