



**Home**  
ESTATE AGENTS OF BATH

Offers in excess of,

**£305,000.**

Energy Efficiency Rating: TBC

## Marsden Road, Bath, BA2 2LJ.

Home Estate Agents of Bath are favoured with the instructions to market this well maintained 3 bedroomed mid terraced family home, situated in a popular residential location in Kingsway. The property benefits from gas fired 'combi' central heating, double glazing throughout, double aspect lounge/diner, large bathroom, low maintenance gardens to front and rear with no onward chain.



Home Estate Agents of Bath are favoured with the instructions to market this well maintained 3 bedroomed mid terraced family home, situated in a popular residential location in Kingsway. The property benefits include, gas 'combi' central heating, double glazing throughout, through lounge/diner, large bathroom, low maintenance gardens to front and rear with no onward chain. The surprisingly spacious accommodation briefly comprises of an entrance hall, lounge/diner, fitted kitchen, 3 bedrooms and an upstairs bathroom. Outside there is a small walled fore garden to the front and a low maintenance shingle and decked rear garden. The amenities locally offer a Tesco Express closeby together with a local school and great onward access to Bristol and beyond. An early inspection is highly recommended. Phone 01225 463006 for an internal inspection.

**Entrance Hall: 4.78m x 1.84m**

Entrance via double glazed front door, double glazed side panel, stairs rising to first floor landing, radiator, understairs cupboards, door to kitchen and door to :-

**Lounge/Diner: 7.76m(max) x 3.43m(max)**

Focal fireplace with inset electric 'living flame' gas fire with hearth, double glazed window to front aspect, TV point, radiator, fitted dado. **Dining area:** Radiator, dado, double glazed sliding patio doors to rear garden.

**Kitchen: 2.86m x 2.28m**

Modern fitted kitchen with single drainer 1½ bowl sink unit with swan neck mixer tap over. Full range of base level cupboards and drawers, matching wall units, fitted work surfaces, built in oven & hob with extractor fan, tiled splash backs, plumbing for washing machine, radiator, space for fridge freezer, double glazed window to rear aspect and glazed door to rear.

**First Floor Landing:**

Access to loft, white panelled doors to:-

**Bedroom 1: 3.88m x 3.01m**

Double glazed window to rear aspect, enjoying far reaching views, radiator, range of fitted bedroom furniture to include a bedside cabinet, wardrobes, bridging units and vanity unit with chest of drawers.

**Bedroom 2: 3.76m x 3.03m**

Double glazed window to front aspect, radiator, cupboard containing gas Worcester combi boiler and shelving.

**Bedroom 3: 2.25m x 2.33m**

Double glazed window to front aspect, radiator.

**Bathroom:**

Spacious bathroom with white suite of panelled bath, separate shower cubicle with mixer shower, low flush WC, wash hand basin, radiator, tiled walls, double glazed window to rear aspect.

**Parking:**

Within the road

**Front Garden:**

Retaining front wall with gate and path to front door, low

maintenance front garden laid to shingle.

**Rear Garden:**

Low maintenance rear garden laid to shingle with raised decked area, ideal for seating. Raised flower beds, outside tap, timber fencing to 3 sides.

*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)*

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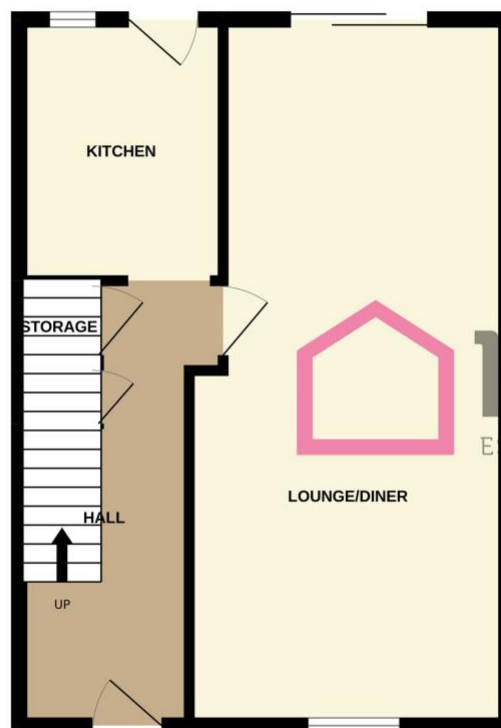
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GROUND FLOOR



1ST FLOOR



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