



**£440,000.**

## **Maybrick Road, Bath, BA2 3PT.**

An excellent opportunity has arisen to purchase this utterly superb substantial stone built four bedroom HMO property situated in a highly sought after location and let out next academic year for £26,400. The benefits include gas heating, double glazing and a very well proportioned garden. Please call 01225 463006 to arrange an internal inspection.

Energy Efficiency Rating: TBC



An excellent opportunity has arisen to purchase this utterly superb substantial stone built four bedroom HMO property situated in a highly sought after location and let out next academic year for £26,400. The benefits include gas heating, double glazing and a very well proportioned garden. The property briefly comprises an entrance hall, dining room, kitchen, four double bedrooms and ensuite shower room and bathroom. The property offers very good access to a selection of shops and cafes nearby on 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, the Universities and Bristol beyond. Early viewing strongly advised.

#### **Entrance Hall:**

Wooden part glazed door to front aspect, window over, radiator, built in cupboard containing electric meter and fuse box. Period style ceiling coving, ornamental plasterwork, stairs rising to first floor landing.

#### **Bedroom: 3.03m x 3.89m**

2x UPVC double glazed windows to front aspect, radiator, pleasant garden aspect.

#### **Dining Room: 3.17m x 3.64m**

UPVC double glazed window to rear aspect, radiator, understairs cupboard.

#### **Kitchen: 2.04m x 3.38m**

UPVC part double glazed door to side aspect, UPVC double glazed window to side aspect, UPVC double glazed window to rear aspect, radiator. Range of base and wall mounted units, stainless steel sink drainer, unit, plumbing for washing machine, tiled splashbacks, floor tiles and Worcester gas boiler.

#### **First Floor Landing:**

Ornamental period style banister, built in storage cupboard, doors to all rooms.

#### **Bedroom: 4.17m(max) x 3.79m(max)**

2x UPVC double glazed windows, radiator, pleasant aspect towards garden.

#### **Bedroom: 2.4m x 3.68m**

UPVC double glazed window to rear aspect, radiator, built in cupboards. .

#### **Bathroom:**

UPVC double glazed window to rear aspect, radiator, wash basin, shower cubicle with Mira electric shower, WC, tiled splashbacks.

#### **Second Floor**

#### **Bedroom: 3.75m x 4.50m**

UPVC double glazed window to rear aspect, radiator, built in eves storage, laminate flooring, spectacular views.

#### **Ensuite:**

UPVC double glazed window to rear aspect, wash basin,

shower cubicle with Triton electric shower, WC, heated towel rail.

#### **Front Garden:**

Low maintenance front garden laid mainly to patio, spectacular views.

#### **Rear Garden:**

Laid mainly to patio and landscaped with flower beds and shrubs.

*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.

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