



£350,000

## Clarence Place, Bath, BA1 3EW.

@Home Estate Agents of Bath are favoured with the instructions to market this spacious 3 bedroom period property terraced home situated in a cul de sac location within Lower Weston. The family sized accommodation briefly comprises:- Entrance hall, lounge, kitchen/diner, conservatory, cloakroom, 3 upstairs bedrooms and a shower room.

Energy Efficiency Rating: TBC



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**Entrance Porch:**

Entrance via double glazed front door, meter cupboard, double glazed door to:-

**Entrance Hall:**

Stairs rising to first floor landing, understairs cupboard, telephone point, door to kitchen/diner and doors to :-

**Lounge: 3.90m x 3.62m**

Double glazed bay fronted window to front aspect, night storage heater, coving, TV point, focal fireplace with fitted electric fire.

**Kitchen/Diner: 4.62m x 3.41m**

Spacious kitchen/diner with fitted full range of base level cupboards and drawers, matching wall units, fitted work surfaces, inset stainless steel 1½ bowl sink unit, inset electric hob, eye level electric double oven, extractor fan, tiled splashbacks, night storage heater, plumbing for dishwasher and washing machine, fitted integrated fridge freezer, tiled splashbacks, coving, double glazed window to rear aspect and doorway to :-

**Conservatory: 3.77m x 1.85m**

Spacious conservatory with double glazed windows to rear aspect,

polycarbonate roof, double glazed door to rear garden, sliding door to :-

**WC:**

White low flush WC, wash hand basin.

**First Floor Landing:**

Doors to all rooms.

**Bedroom: 4.66m x 3.38m**

2x double glazed windows to front aspect.

**Bedroom: 3.47m x 2.52m**

Double glazed window to rear aspect.

**Bedroom: 3.45m x 2.03m**

Double glazed window to rear aspect, hot water tank.

**Shower Room:**

Shower cubicle with sliding doors and fitted mixer shower, wash hand basin with vanity unit under, tiled walls and flooring.

**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:**

Rear garden laid to lawn with raised patio area, panelled fencing to 2 sides and wall to rear.

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

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BA1 3EW

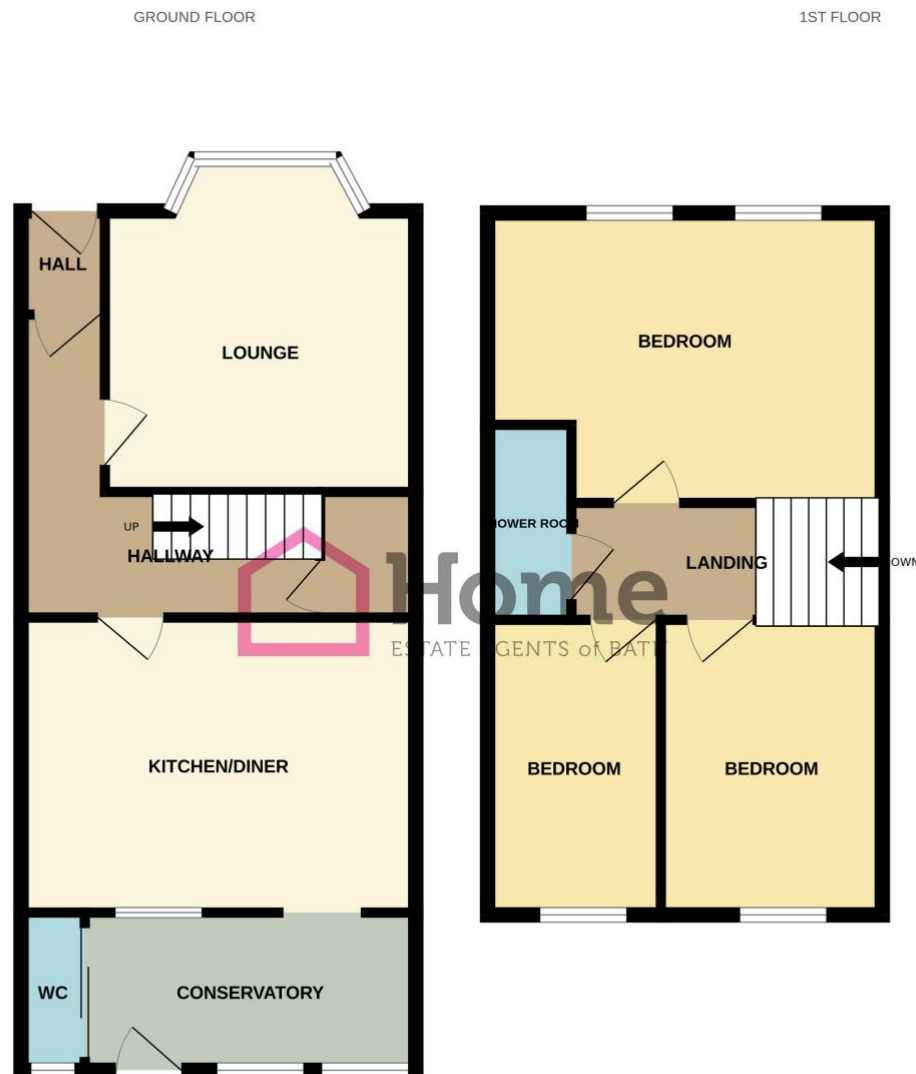
Call now, visit us in  
branch or go online to  
book your viewing.

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