



£372,000

Energy Efficiency Rating: TBC

The Oval, Bath, BA2 2HD.

Home Estate Agents of Bath are pleased to offer this spacious and well maintained 3 bedroomed stone built family home situated on a corner plot within The Oval. The property briefly comprises from gas central heating, modern fitted kitchen, landscaped gardens and off road parking for 3 cars. Please call 01225 463006 to arrange an internal inspection.



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Entrance Porch:

Entrance via double glazed leaded light replacement front door, double glazed window to side aspect, hard wood door to:-

Entrance Hall:

Stairs rising to first floor landing, radiator, electric cupboard, hardwood door to:-

Lounge: 4.70m x 3.78m

Feature fireplace with inset log burner with heath, double glazed window to side aspect, double glazed doors to coved veranda, TV point, coving, understairs cupboard, ornate radiator, door to:-

Kitchen: 3.92m x 3.82m

Modern fitted kitchen with inset 1½ bowl stainless steel sink unit with mixer tap over, full range of base level and wall mounted units, fitted work surfaces with matching upstands, inset 5 ring gas hob, eye level electric double oven, fitted extractor fan. Plumbing for washing machine and dishwasher. Floor to ceiling radiator, large storage room with power and light. Double glazed doors to conservatory and door to:-

Utility Room:

Space and plumbing for dryer and washing machine, door to :-

WC:

White low flush WC, wash hand basin with unit and double glazed window to rear aspect.

Conservatory: 3.44m x 2.10m

Double glazed conservatory with pitched roof, radiator, fitted power and light, double glazed door to side aspect.

First Floor Landing:

Access to loft with drop down ladder, over stairs cupboard, ideal subject to the normal planning permission to gain access for loft conversion, doors to :-

Bedroom: 3.34m x 3.38m

Double glazed window to front aspect, cupboard housing gas combi boiler, radiator, coving.

Bedroom: 3.25m x 2.82m

Double glazed window to rear aspect, radiator, coving.

Bedroom: 2.85m x 2.29m

Double glazing window to front aspect, radiator, over stairs wardrobe.

Bathroom:

Spacious bathroom with white suite of panelled bath, separate shower cubicle with electric shower, extractor fan, low flush WC, wash hand basin,

radiator, double glazed window to rear aspect and coving.

Garage/Parking:

Detached garage and off road parking for 3 cars.

Front Garden:

Good sized corner plot with landscaped front garden, with paved veranda, seating area, raised borders, mature shrubs and hedging, gate and path to front door.

Rear Garden:

Manageable private rear garden with mature hedging and pea shingle.

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

www.ahaea.co.uk

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36 The Oval
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BA2 2HD

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

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GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee

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