



£355,000.

Southview Road, Bath, BA2 3RW.

An excellent opportunity has arisen to purchase this fantastically located, stone built, three double bed roomed, end of terraced HMO property which our historical research suggests dates from the 1880's. The property is currently let until July 2024 for £21,060, equivalent to a return of just over 5.93%. Please call 01225 463006 to arrange an internal viewing.

Energy Efficiency Rating: TBC



An excellent opportunity has arisen to purchase this fantastically located, stone built, three double bedroomed end of terraced HMO property which our historical research suggests dates from the 1880's. The property is currently let until July 2024 for £21,060, equivalent to a return of just over 5.93%. The benefits include gas heating, double glazing and a very pleasant garden. The property briefly comprises a hall, dual aspect lounge/dining room, large light and airy kitchen, further lobby, useful undercroft, three double bedrooms and a bathroom. To the front there is a low maintenance garden laid mainly to patio. To the rear the garden is laid mainly to lawn with a patio area and spectacular views towards the Northern Slopes. The property offers extremely good access to the shops and cafés of Moorland Road. Very close by there is a large modern gym, Costa Coffee as well as the Linear Park cycle path. Oldfield Park Train Station is also very close by. There is very good access to the City Centre, the Universities and Bristol beyond. Early viewings are strongly advised.

Entrance Hall:

Part glazed wooden door to front aspect, window over, electric meter and fuse box.

Lounge/Dining Room: 3.86m(max) x 3.32m(max)

UPVC double glazed window to rear aspect, UPVC double glazed window to side aspect, radiator and stairs rising to first floor landing.

Bedroom: 2.83m(max) x 3.09m(max)

UPVC double glazed window to front aspect, radiator, built in cupboard, pleasant south facing aspect towards street.

Kitchen: 3.68m(max) x 3.19m(max)

UPVC double glazed window to rear aspect, UPVC double glazed window to side aspect, radiator. Range of base and wall mounted units, 1½ bowl stainless steel sink drainer unit, integrated gas cooker, electric cooker

Lobby: 1.16m x 0.83m

Part double glazed wooden door to side aspect, built in cupboard containing shelving and immersion tank.

First Floor Landing:

Doors to all rooms, loft access.

Bedroom: 3.43m x 3.06m

UPVC double glazed window to front aspect, radiator, built in cupboards, pleasant south facing aspect.

Bedroom: 2.91m x 3.29m

UPVC double glazed window to rear aspect, radiator, built in cupboard, spectacular views towards the Crescents, City Centre and the Northern Slopes.

Bathroom:

UPVC double glazed window to side aspect, radiator, pedestal wash basin, panelled bath with Triton electric shower over, WC, wall tiles.

Front Garden:

Laid mainly to patio with flower beds and mature shrubs, gas meter, pleasant south facing aspect towards street.

Rear Garden:

Laid mainly to lawn with patio areas, mature trees and shrubs. Access to rear lane and parking area. Potential off-road parking could be created subject to the normal planning consents.

Undercroft: 1.99m x 5.95m

Wooden door to rear aspect, Vaillant gas boiler, plumbing for washing machine.

Parking

There is a parking area off Brook Road, solely for residents only.

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

www.ahea.co.uk

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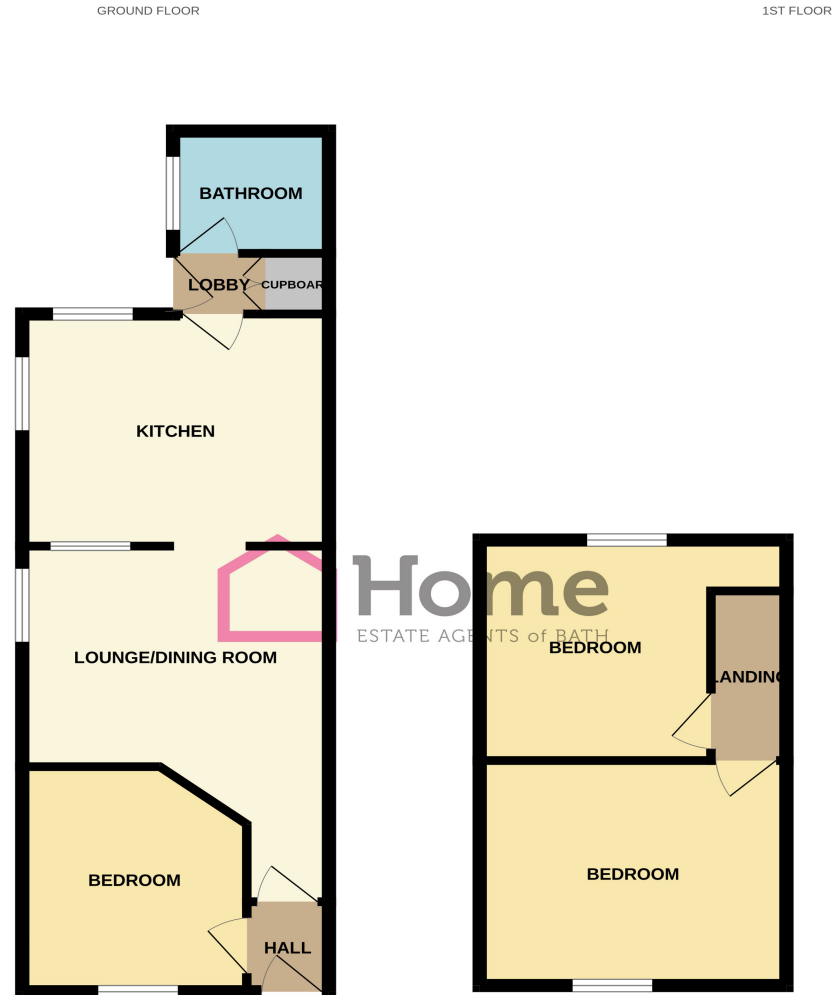
Call now, visit us in
branch or go online
to book your viewing.

 01225 463006

 sales@ahea.co.uk

 @at_home_bath

 @Home Estate Agents
13 Moorland Road,
Bath, BA2 3PL



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 as to their operability or efficiency can be given.
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