



£425,000.

Arlington Road, Bath, BA2 3PG.

An excellent opportunity has arisen to purchase this superb double bay three bedroom property with panoramic views from loft conversion stone built property situated in a highly sought after location. The benefits include gas heating, double glazing and a south facing garden. Please call 01225 463006 to arrange an internal viewing.

Energy Efficiency Rating: D



An excellent opportunity has arisen to purchase this superb double bay three bedroom property with panoramic views from loft conversion stone built property situated in a highly sought after location. The benefits include gas heating, double glazing and a south facing garden. The property briefly comprises a lounge, dining room, kitchen, utility room, three double bedrooms and a bathroom. Externally there is a low maintenance landscaped front garden. To the rear, there is a very secluded south facing garden laid mainly to patio and lawn with a concrete store. The property offers very easy access to the shops and cafés of Moorland Road. There is a selection of good schools in the vicinity, as well as some new gyms and the Linear Park cycle path. Local restaurants include The Moorfields and The Moorland Gate. There is particularly good access to the City Centre, the Universities and Bristol beyond. Early viewings are strongly advised.

Entrance Lobby:

UPVC part double glazed door to front aspect, UPVC double glazed window over, built in cupboards containing gas meter, electric meter, fuse box, ornamental ceiling cornice.

Entrance Hall:

Part glazed door to front aspect, radiator, stairs rising to first floor landing, ornamental ceiling cornice, laminate flooring.

Lounge: 3.15m x 3.68m

UPVC double glazed window to front aspect, radiator, fireplace surround with real flame gas fire. Ornamental ceiling cornice, laminate flooring.

Dining Room: 4.24m(max) x 3.64m(max)

Part glazed door to rear aspect, 2x windows to rear aspect, radiator and laminate flooring.

Kitchen: 2.51m x 3.42m

Part glazed door to side aspect, UPVC double glazed window to rear aspect, range of base and wall mounted units, composite sink drainer unit with mixer tap, integrated induction hob, electric cooker, cooker hood, dishwasher, plumbing for washing machine. Zellige tiled splashbacks, floor tiles, pleasant south facing aspect towards garden.

Utility Room: 1.36m x 3.61m

UPVC double glazed door to rear aspect, 3x UPVC double glazed windows, painted stone walls, floor tiles.

First Floor

First Floor Landing:

Doors to all rooms.

Bedroom: 3.86m x 3.67m

UPVC double glazed bay window to rear aspect, UPVC double glazed window to front aspect, radiator, range of built in cupboards.

Bedroom: 2.58m x 3.63m

UPVC double glazed window to rear aspect, radiator, pleasant south facing aspect towards garden.

Bathroom:

UPVC double glazed window to rear aspect, radiator, pedestal wash basin, panelled bath, WC, shower cubicle built in cupboard containing Worcester gas boiler, wall tiles, laminated flooring.

Second Floor

Second Floor Landing:

UPVC double glazed window to rear aspect, painted flooring, built in cupboards, views.

Bedroom:

UPVC double glazed window to rear aspect, Velux window, radiator, built in cupboard with eaves storage, pleasant south facing aspect with views from Bloomfield Crescent to Bath City Farm.

Ensuite

Velux window, ornamental wash basin, double sized shower cubicle, WC, heated towel rail, wall tiles, floor tiles.

Front Garden:

Low maintenance landscaped garden laid mainly to patio with flower beds and shrubs, ornamental iron gate.

Rear Garden:

Laid mainly to patio and lawn, flower beds and shrubs. Concrete store building. Rear pedestrian access, pleasant south facing aspect.

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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20 Arlington Road
Bath
BA2 3PG

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

📞 01225 463006

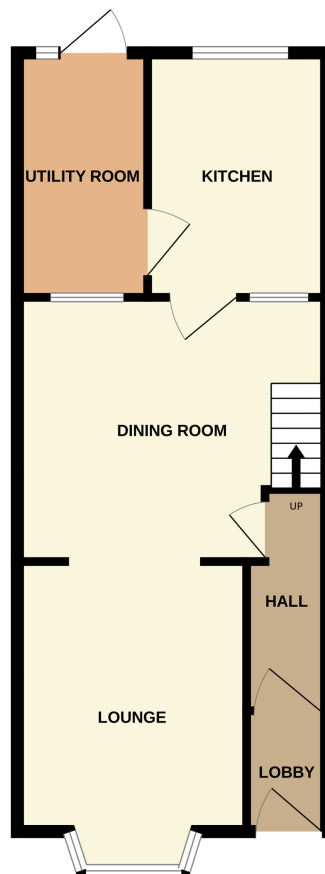
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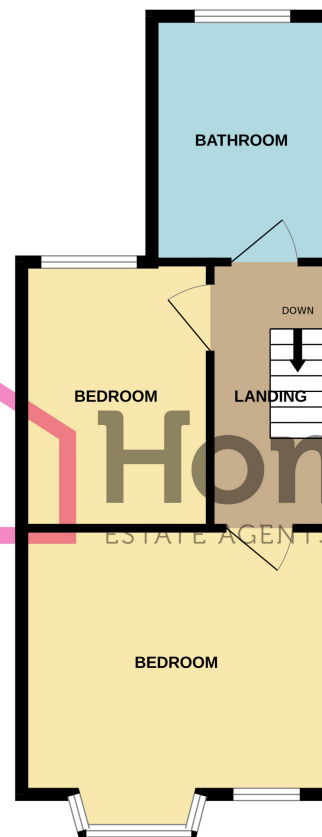
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13 Moorland Road,
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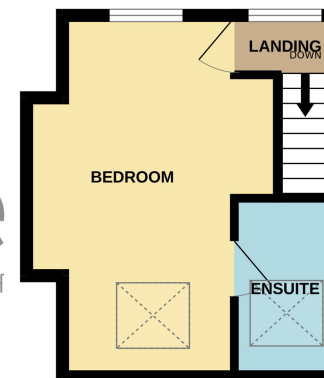
GROUND FLOOR



1ST FLOOR



2ND 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 as to their operability or efficiency can be given.
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