



£263,500.

Freeview Road, Bath, BA2 1DT.

Energy Efficiency Rating: TBC

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An extremely exciting opportunity has arisen to purchase this three bedroom semi detached property which has been upgraded by the current owners to a high standard. It is situated in a highly sought after location just below Bath City Farm. The benefits include gas heating, double glazing and spectacular views. The property briefly comprises a lounge, dining room, kitchen, a cloakroom, utility room, three bedrooms and a bathroom. The front garden is laid mainly to lawn with a pleasant outlook. The rear garden is also laid to lawn with very good views. As well as the Bath City Farm, Innox Park is close by. The shops and cafés of Moorland Road are within easy reach and there are various gyms in the area. The property offers extremely good access to the City Centre, the Universities and Bristol beyond. Early viewings are strongly advised, please call 01225 463006 to arrange an internal viewing.

Entrance Porch:

Open sided porch with spectacular views.

Entrance Hall:

UPVC part double glazed door to front aspect, radiator, 2x built in cupboards containing gas meter, fuse box, electric meter, stairs rising to first floor landing with period style modernist banister, laminate flooring, period style doors to all rooms.

Lounge: 4.21m x 3.68m

UPVC double glazed window to front aspect, radiator, laminate flooring, spectacular panoramic views.

Dining Room: 3.16m x 2.65m

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

Kitchen: 3.16m x 2.63m

Part glazed door to side aspect, UPVC double glazed window to rear aspect. Range of base and wall mounted units, 1½ bowl stainless steel sink drainer unit with mixer tap, plumbing for washing machine, plumbing for dishwasher, integrated cooker hood, tiled splashbacks, floor tiles, pleasant garden aspect.

Lobby:

UPVC part double glazed door to front aspect, UPVC double glazed window over, UPVC part double glazed door to rear aspect, UPVC double glazed window over, storage cupboard.

Utility Room:

Window to side aspect, shelving.

Cloakroom:

UPVC double glazed window to front aspect, laminate flooring, shelving and WC.

First Floor

First Floor Landing:

UPVC double glazed window to side aspect, period style modernist banister, period style doors to all rooms.

Bedroom: 4.21m(max) x 3.68m(max)

UPVC double glazed bay window to front aspect, radiator, built in cupboards containing gas boiler, spectacular views.

Bedroom: 4.12m x 2.62m

UPVC double glazed window to rear aspect, radiator, built in cupboard, pleasant south facing aspect.

Bedroom: 2.64m(max) x 2.80m(max)

UPVC double glazed window to front aspect, radiator, spectacular views.

Bathroom:

UPVC double glazed window to rear aspect, radiator, pedestal wash basin, panelled bath with Triton shower over, WC, built in cupboard.

Front Garden:

Laid mainly to lawn with path and views.

Rear Garden:

Laid mainly to lawn with flower beds and shrubs, park area to rear, spectacular panoramic views.

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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63 Freeview Road
Bath
BA2 1DT.

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to book your viewing.

 01225 463006

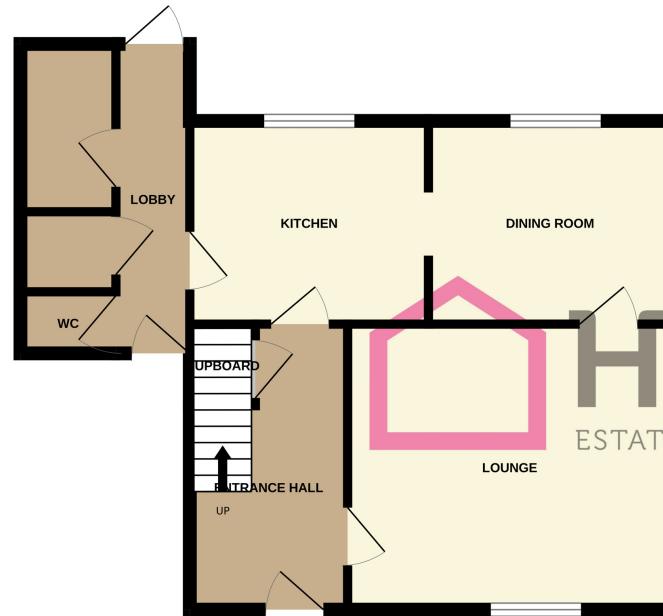
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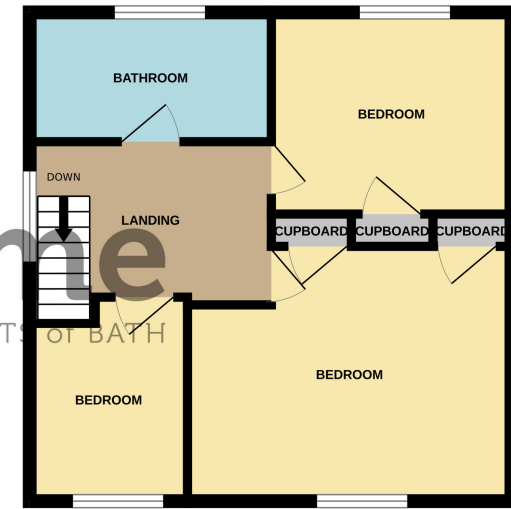
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13 Moorland Road,
Bath, BA2 3PL



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 as to their operability or efficiency can be given.
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