



£450,000

Energy Efficiency Rating: C

Ivy Avenue, Bath, BA2 1AJ.

An excellent opportunity has arisen to purchase this superb and substantial stone built three bedroomed end of terrace property situated in a highly sought after cul de sac location. The benefits include gas heating, double glazing and an abundance of historic character. The property briefly comprises a lounge, dining room, kitchen, three bedrooms and a bathroom.



An excellent opportunity has arisen to purchase this superb and substantial stone built three bedroom end of terrace property situated in a highly sought after cul de sac location. The benefits include gas heating, double glazing and an abundance of historic character. The property briefly comprises a lounge, dining room, kitchen, three bedrooms and a bathroom. The front garden has mature shrubs and the rear garden has various patio areas whilst being mainly laid to lawn with spectacular Crescent views. The property offers very good access to a selection of shops and cafes on Moorland Road. There are various gyms nearby as well as the Linear Cycle Path. Local restaurants include The Moorfields and The Moorland Gate. Oldfield Park Junior School is also very nearby. There is great access to the City Centre, the Universities and Bristol beyond. Early viewings are strongly advised

Entrance Hall:

Entered via leaded light and stained-glass front door. Stairs rising to first floor landing. Double panelled radiator. Coat hanging area. Double glazed window to front aspect. Telephone point. Doors to: -

Sitting Room: 4.12m (max) x 3.90m

Feature inset log burner with stone hearth and floating oak mantelpiece. Double glazed, square bay window to front aspect. Coved cornices. Picture rails and deep skirtings. Double panelled radiator. Stripped wood flooring. TV point. Ceiling ornamentation, built in cupboards and shelving.

Dining Room: 3.62m x 3.60m

Fireplace with stone hearth (currently not in use). Stripped wooden flooring. Double panelled radiator. Picture rails, fitted shelving within one alcove. Double glazed bi fold doors to rear aspect.

Kitchen: 3.50m x 2.21m

Modern fitted 'Ikea' wooden units to incorporate 1 ½ bowl stainless steel sink unit with mixer tap over. Range of base level cupboards and drawers with matching wall units. Inset Whirlpool stainless steel gas hob with matching extractor fan over and fan assisted stainless steel oven below. Integrated fridge freezer. Plumbing for washing machine. Fitted work surfaces. Complimentary tiled splashbacks and flooring. Fitted downlights.

Double panelled radiator. Under stairs cupboard with window to side aspect. Double glazed window to rear aspect and replacement double glazed door to side.

First Floor Landing:

Painted balustrade. Access to insulated loft with fitted ladder. Period stripped doors to: -

Bedroom: 3.70m x 3.50m

Spacious bedroom with 2 double glazed windows to front aspect. Stripped wooden floor. Single panelled radiator. Picture rails and ornamental fitted cupboards.

Bedroom: 3.50m x 3.30m

Further double bedroom with double glazed window to rear aspect overlooking rear garden. Double panelled radiator. Picture rails. Full width fitted cupboards with hanging and shelving space.

Bedroom: 2.20m x 2.12m

Double glazed window to front aspect. Single panelled radiator.

Bathroom:

Modern fitted suite with white shower/ bath with mixer shower over and glazed splash screen. Wash hand basin with single mixer tap. Low flush WC, tiled walls. Tiled flooring. Chrome towel radiator. Double glazed window to rear aspect. Cupboard housing Worcester gas combination boiler.

Parking:

Ample on street parking.

Front Garden:

Retaining front wall with path to front door and side. Front garden laid to low maintenance shingle with mature shrubs.

Rear Garden:

Decorative patio adjacent to Dining Room. Terraced rear garden laid to lawn and shingle areas. Path up to rear gate giving rear access. Further patio seating areas enclosed by timber fencing and panelling. Further patio area, views towards Lansdown Crescent and Northern Slopes.

Agents Note:

We are advised by the current vendor that there is planning consent to extend the property to the rear giving a full width single storey extension. Please see the Agent for further details.

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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BA2 1AJ

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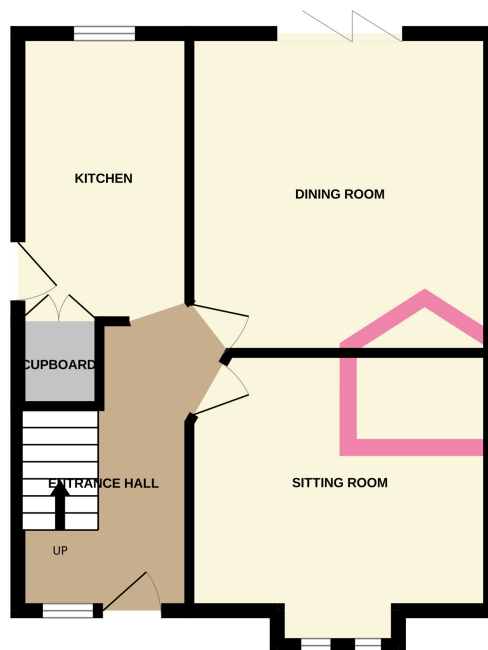
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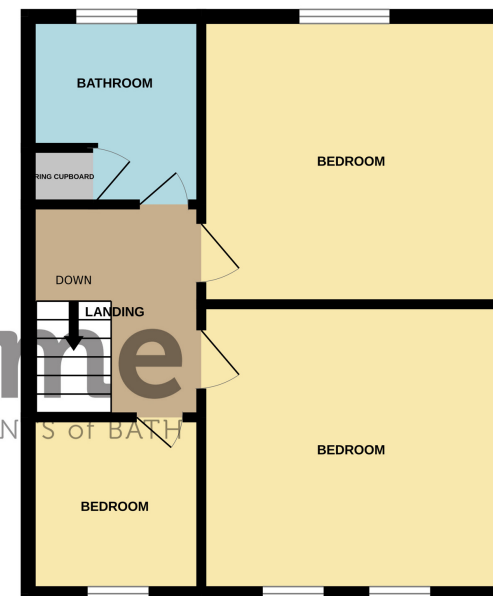
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13 Moorland Road,
Bath, BA2 3PL



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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