



**£425,000.**

## **Brook Road, Bath, BA2 3RP.**

An excellent opportunity has arisen to purchase this superb double fronted stone built three bedroom period property, which has been upgraded to a very high standard, and is believed to date from the 1880's. The benefits include gas heating, double glazing and an abundance of historic character.

Energy Efficiency Rating: TBC



An excellent opportunity has arisen to purchase this superb double fronted stone built three bedroom period property, which has been upgraded to a very high standard, and is believed to date from the 1880's. The benefits include gas heating, double glazing and an abundance of historic character. The property briefly comprises a double aspect lounge, dining room, kitchen, cloakroom, three bedrooms and a bathroom. Externally there is a very private low maintenance garden. The property is situated in a highly sought after area, offering very good access to the shops and cafés of Moorland Road. There is a large gym in close proximity as well as a selection of good schools. The Linear Park Cycle path is within easy reach. The property offers very good access to the City Centre, the Universities and Bristol beyond. Early viewings are strongly advised, please call 01225 463006 to arrange an internal inspection.

**Lounge: 4.13m(MAX) x 6.76m(MAX)**

Two UPVC double glazed bifold doors to rear aspect, 2 UPVC double glazed windows to front aspect. 2x radiators, period style fireplace with wood burning stove. Period style ceiling cornice. Modern wooden door leading to built in cupboard containing Worcester gas boiler. Modern wooden door and solid oak flooring beneath carpet.

**Dining Room: 4.06m x 3.61m**

UPVC part double glazed door to front aspect, single glazed window over, two UPVC double glazed windows to front aspect. Radiator, cupboard containing electric meter and fuse box, cupboard containing gas meter. Under stairs cupboard with plumbing for washing machine. Solid oak flooring and stairs rising to first floor landing.

**Kitchen: (3.16m x 3.13m)**

UPVC double glazed window to rear aspect. Range of base and wall mounted units. Two

integrated electric ovens, integrated electric induction hob, integrated cooker hood, integrated dishwasher, one and a half bowl stainless steel sink/drain unit and mixer tap within a quartz worktop. Tiled splashbacks. Illuminated shelving. Floor tiles.

**Cloakroom: (1.74m x 0.84m)**

Wall mounted wash basin wooden flooring, WC.

**First floor landing:**

Mezzanine area and small staircases.

**Bedroom: (4.03m x 3.74m max)**

2 UPVC double glazed windows to front aspect. Radiator. Loft access.

**Bedroom: (3.48m x 3.66m)**

2 UPVC double glazed windows to front aspect. Radiator. Two built-in period style cupboards.

**Bedroom: 3.39m(MAX) x 2.86m(MAX)**

2 UPVC double glazed windows to rear aspect, radiator.

**Bathroom:**

2 UPVC double glazed windows to rear aspect. Wash basin within vanity unit, bath, WC, shower cubicle with

choice of attachments, wall and floor tiles. Underfloor heating.

**Rear garden:**

Laid mainly to lawn with artificial grass, patio area, wooden fencing, external storage areas, garden shed, decked area, wonderful west 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](mailto:sales@ahea.co.uk)*

[www.ahea.co.uk](http://www.ahea.co.uk)

# £425,000

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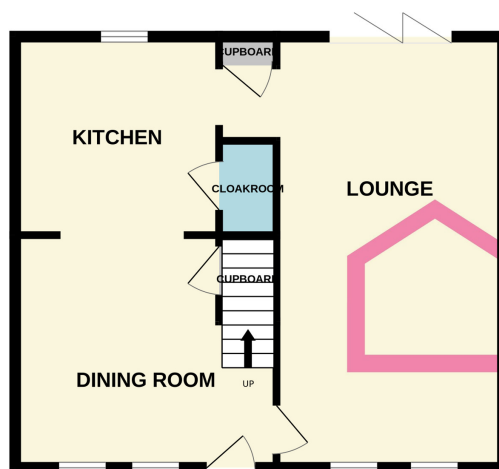
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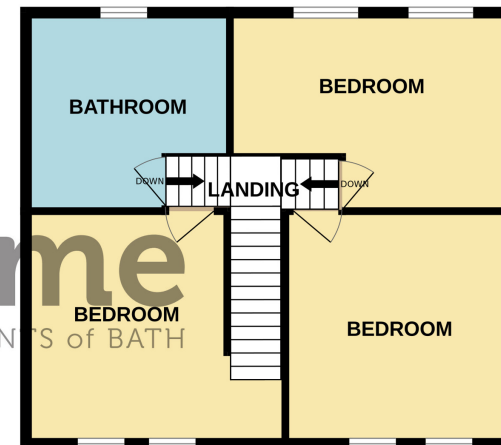
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GROUND FLOOR



1ST FLOOR



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