

**NEW**



**£280,000**

## **Newton Road, Bath, BA2 1RP.**

Home Estate Agents are pleased to offer this spacious 2 double bed roomed property situated in Twerton offering no onward chain. The benefits include gas heating, double glazing, vacant possession, the possibility of off road parking and scope for upgrading. Please call 01225 463006 to arrange an internal viewing.

Energy Efficiency Rating: TBC







Home Estate Agents are pleased to offer this spacious 2 double bedroomed property situated in Twerton offering no onward chain. The benefits include gas heating (not tested), double glazing, vacant possession, the possibility of off road parking and scope for upgrading. The accommodation briefly comprises:- Entrance hall, through lounge/diner, fitted kitchen, utility room, 2 double bedrooms, upstairs bathroom, good sized front garden and south facing rear gardens. There is a convenient store close by together with various main stream shops i.e Currys, Costa and M&S Foodhall close by on the Lower Bristol Road. Early viewings are strongly advised, please call 01225 436006 to arrange an internal inspection.

**Entrance Porch:**

Open canopy porch with front door to :-

**Entrance Hall:**

Stairs rising to first floor landing, double panelled radiator, under stairs cupboard, door to :-

**Lounge: 5.46m x 3.35m**

Double aspect lounge with double glazed windows to front and rear aspects. Double panelled radiator and single panelled radiator, TV point, coving, gas fire with back boiler serving central heating and domestic hot water. Door to :-

**Kitchen: 2.90m x 2.78m**

Fitted kitchen with range of 'limed oak' base level and wall mounted cupboards. Single drainer stainless steel sink unit with swan neck mixer tap over, fitted work surfaces, tiled splashbacks, double panelled radiator, extractor fan, plumbing for washing machine, gas and electric cooker points, space for fridge, large pantry, door to :-

**Side passageway:**

Doors to front and rear further door to :-

**Utility Room: 4.29m x 1.41m**

With window to rear aspect, ideal for conversion into additional accommodation.

**First Floor Landing:**

Double glazed window to side aspect, access to loft, airing cupboard with hot water tank, doors to :-

**Bedroom: 4.00m x 2.88m**

Double glazed window to rear aspect, single panelled radiator.

**Bedroom: 4.93m x 2.49m**

2x double glazed windows to front aspect, radiators and fitted cupboards.

**Bathroom:**

White suite of panelled bath with electric shower attachment over, high level WC, wash hand basin, tiled splashbacks, radiator, double glazed window to rear aspect.

**Parking:**

Parking within the road to the front and rear.

**Front Garden:**

Good sized front garden laid to lawn with path to front door.

**Rear Garden:**

Good sized rear garden laid to lawn with flower borders, mature hedging and full width patio area, gate and path to rear. Subject to the normal planning permission, off road parking could be available.

*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)**

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

 01225 463006

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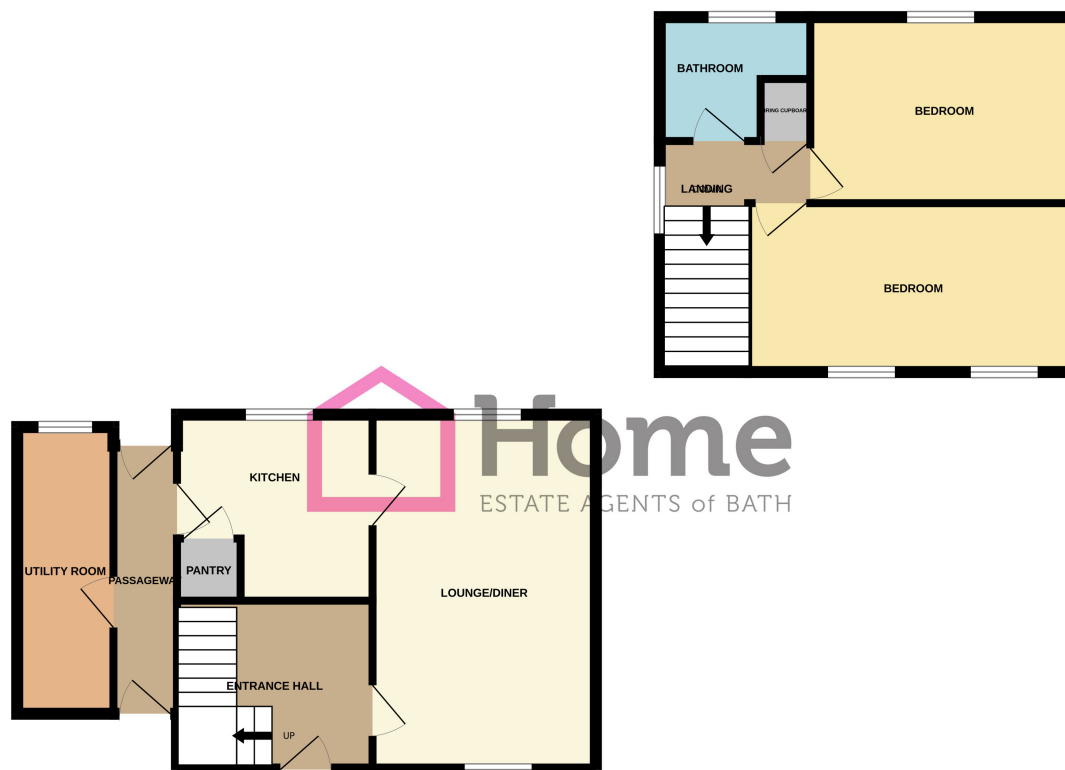
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GROUND FLOOR

1ST FLOOR



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