



£425,000

Energy Efficiency Rating: TBC

Faulkland Road, Bath, BA2 3LT.

An excellent opportunity has arisen to purchase this recently upgraded three bedroom period property with bay window frontage believed to date from the Edwardian era. The benefits include gas heating, a very pleasant secluded rear garden 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 recently upgraded three bedroom period property with bay window frontage believed to date from the Edwardian era. The benefits include gas heating, a very pleasant secluded rear garden and an abundance of historic character. The property briefly comprises a lounge, dining room, kitchen, three bedrooms and a bathroom. There are also a couple of areas of secure cellar storage. Externally the front garden is laid mainly to patio and benefits from Crescent views. The rear garden is laid to lawn and patio with trees and shrubs. The shops and cafés of Moorland road are within very easy reach. There are various new gyms close by as well as the Linear Park Cycle Path. Local restaurants include The Moorfields and The Moorland Gate. There is very good access to the City Centre, the Universities and Bristol beyond. Early viewings strongly advised.

Entrance Lobby:

Part glazed period style wooden door to front aspect, window over, stripped floorboards, ceiling coving, gas meter.

Entrance Hall:

Part stain glass door to front aspect, window over, radiator, ceiling coving, stairs rising to first floor landing.

Lounge: 3.24m x 3.62m

UPVC double glazed bay window to front aspect, radiator, period style fireplace and surround, picture rail, ceiling coving, pleasant views towards the Northern Slopes.

Dining Room: 3.50m x 3.55m

UPVC double glazed window to rear aspect, radiator, period style fireplace and surround, understairs cupboard containing electric meter and trap door leading to cellar storage, fuse box, stripped wooden floor boards.

Kitchen: 2.54m x 3.78m

Part glazed wooden door to side aspect, UPVC double glazed window to rear aspect, radiator. Range of base and wall mounted units, 1½ bowl composite sink drainer unit with mixer tap,

cooker hood, plumbing for washing machine, plumbing for dishwasher, subway style tiles, stripped wooden floorboards, pleasant aspect towards garden.

First Floor Landing:

Ornamental banister, storage cupboard containing Worcester gas boiler, period style doors to all rooms.

Bedroom: 4.32m x 6.32m

2x UPVC double glazed windows to front aspect, radiator, fireplace and surround.

Bedroom: 2.66m(max) x 3.56,(max)

UPVC double glazed window to rear aspect, radiator, various built in cupboards, spectacular views towards Bear Flat.

Bedroom: 2.55m x 2.02m

UPVC double glazed window to rear aspect, radiator, views towards Bloomfield area.

Bathroom:

UPVC double glazed window to side aspect, radiator, pedestal wash basin, panelled bath with shower over, WC, wall tiles, laminate floor.

Front Garden:

Laid mainly to patio with flower beds and shrubs. Period style ornamental stone wall, views towards Royal Crescent and Lansdown Crescent.

Rear Garden:

Secluded rear garden laid mainly to lawn and patio. Mature trees and shrubs, access to secure cellar storage, rear pedestrian access.

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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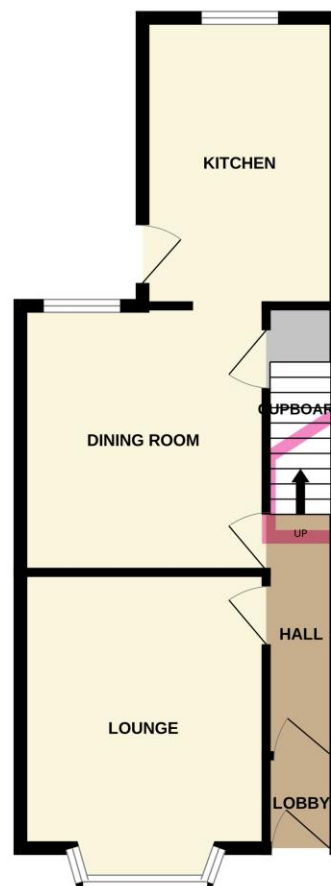
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GROUND FLOOR



1ST FLOOR



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