



£255,000

Energy Efficiency Rating: TBC

Shaws Way, Bath, BA2 1QQ.

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A very rare opportunity has arisen to purchase this superbly upgraded three bedroom semi detached property situated in a highly sought after location which offers stunning views and is offered to the market with no onward chain. The benefits include gas heating, double glazing and secure off road parking. The property briefly comprises an entrance hall, lounge, kitchen/dining room, cloakroom and utility room as well as three bedrooms and a bathroom. Externally there is a south facing lawn to the front whilst to the rear is a large decked area accessed via patio doors and with views towards No 1 Royal Crescent. There is a further flat level lawn as well as a private driveway and secure garage. The property offers extremely good access to the shops and cafés of Moorland Road. As well as a Costa Coffee, restaurants in the area include Café 84 and The Moorfields. There is also an abundance of good gyms. The property offers excellent access to the City Centre, the Universities and Bristol beyond. Early viewing strongly advised.

Entrance Porch:

Open sided porch with period style iron work.

Entrance Hall:

Part double glazed door to front aspect with stained glass windows. Radiator, built in cupboard containing fuse box, electric meter, gas meter and laminate flooring, stairs rising to first floor landing.

Cloakroom:

Window to front aspect, period style door, wall tiles, WC.

Lounge: 4.25m x 3.70m

UPVC double glazed window to front aspect, radiator, pleasant south facing aspect.

Kitchen/Dining Room: 6.39m x 2.62m

UPVC double glazed patio doors to rear aspect, UPVC double glazed window to rear aspect, radiator. Range of base and wall mounted units, Belfast sink with mixer tap, wooden work top, integrated gas hob, electric cooker, integrated cooker hood,

dishwasher, cupboard containing gas boiler, subway style wall tiles, spectacular views towards Lansdown.

Utility Room:

UPVC part glazed door to rear aspect, UPVC double glazed windows to side aspect, UPVC double glazed window to front aspect. Radiator, Belfast sink with mixer tap, work top with tiled splashbacks.

First Floor Landing:

UPVC double glazed window to side aspect, loft access, views towards Lansdown.

Bedroom: 3.67m x 3.03m

UPVC double glazed window to front aspect, radiator, built in cupboards, pleasant south facing aspect towards trees.

Bedroom: 4.10m(max) x 2.61m(max)

UPVC double glazed window to rear aspect, radiator, spectacular views towards the Northern Slopes and across Lansdown Crescent.

Bedroom: 2.65m x 2.80m

UPVC double glazed window to front aspect, radiator, pleasant south facing aspect.

Bathroom:

UPVC double glazed window to rear aspect, pedestal wash basin, shower with choice of attachments, WC, floor tiles.

Garage/Parking:

Private driveway, secure garage with up and over door.

Rear Garden:

Large decked area with views towards No 1 Royal Crescent and across to Lansdown, further flat level lawn.

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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15 Shaws Way
Bath
BA2 1QQ

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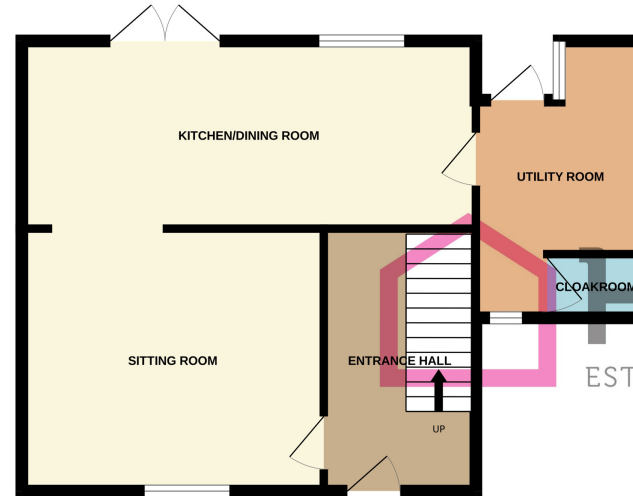
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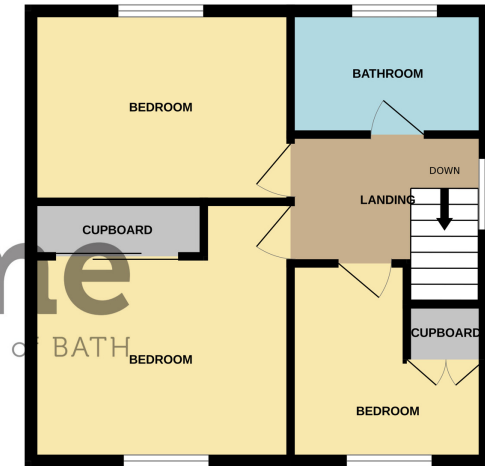
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Bath, BA2 3PL



GROUND FLOOR
533 sq.ft. (49.5 sq.m.) approx.



1ST FLOOR
442 sq.ft. (41.1 sq.m.) approx.



TOTAL FLOOR AREA : 975 sq.ft. (90.5 sq.m.) approx.

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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