



 Home
ESTATE AGENTS OF BATH

£375,000

Energy Efficiency Rating: TBC

Brougham Hayes, Bath, BA2 3QU.

Home Estate Agents are favoured with the instructions to market this beautifully presented, 2 bedroomed terraced 'Regency' cottage located ideally for all amenities within Oldfield Park and the City. The benefits include mainly double glazed, gas central heating, convenient location, 2 double bedrooms, conservatory to the rear and pretty, landscaped west facing gardens.



Home Estate Agents are favoured with the instructions to market this beautifully presented, 2 bedroomed terraced 'Regency' cottage located ideally for all amenities within Oldfield Park and the City. This deceptively spacious property has been upgraded to boast a modern fitted kitchen with appliances (2021) upgraded gas boiler (2016) landscaped west facing mature gardens and some attractive original features. The well laid out accommodation briefly comprises:- Entrance hall, sitting room, dining room, kitchen, conservatory, bathroom, 2 double bedrooms and gardens to rear. The benefits include mainly double glazing, gas central heating, convenient location, 2 double bedrooms and conservatory to the rear. An early inspection is advised. Call 01225 463006 to arrange an internal viewing.

Entrance Hall:

Entered via 'Cathedral' style front door with glazed leaded light, radiator, dado rail, coat hanging area, fuse box, panelled wall to one side, oak flooring, door to sitting room and glazed door to :-

Dining Room: 4.06m(max) x 3.21m(max)

Fire surround (chimney breast removed and supported) coving, understairs cupboard, stairs rising to first floor landing, glazed window to conservatory, radiator and oak flooring.

Lounge: 3.45m x 2.69m

Double glazed window to front aspect, radiator, inset reproduction cast iron fireplace with heath and wooden mantelpiece, inset tiling, TV point, fitted shelving, coving, oak flooring.

Kitchen: 3.10m x 1.96m

Modern, high gloss 'Cream' coloured kitchen with single drainer stainless steel sink unit with swan neck mixer tap over. Range of base level cupboards and drawers with matching wall units, fitted inset induction hob with electric double oven below and stainless steel extractor fan

over, fitted work surfaces. Space for fridge, integrated dishwasher, plumbing for washing machine 'Subway' style tiled splashbacks, window to side aspect, glazed door to :-

Inner Lobby:

Space for appliances, fitted work surface, glazed door to conservatory and door to Bathroom.

Conservatory:

Radiator, glazed roof allowing plenty of natural light, fitted power and light, laminated flooring, double glazed double doors to rear garden.

Bathroom: 1.83m x 1.81m

White suite of panelled bath with mixer tap and shower attachment, wash hand basin, low flush WC, tiled splashbacks, extractor fan, radiator, double glazed window to side aspect.

First Floor Landing:

Access to loft, doors to:-

Bedroom: 4.07m x 3.53m

Georgian style double glazed window to front aspect, original cast iron fireplace, stripped floorboards, wardrobe recess and radiator.

Bedroom: 3.28m x 3.29m

Double glazed window to rear aspect, pretty, original fireplace with surround and stone heath, over stairs storage area, radiator, recessed wardrobe, stripped floorboards.

Parking:

Parking within the road or nearby carpark.

Front Garden:

Retaining ornate railings with gate and path to front door.

Rear Garden: (38' in length)

West facing gardens with shingled patio area, mature shrubs and borders, timber store, retaining timber and solid walls, ornamental cherry tree and mature Wisteria.

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

£375,000

4 Brougham Hayes
Bath
BA2 3QU

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

01225 463006

sales@ahea.co.uk

@at_home_bath

@Home Estate Agents
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.
Made with Metropix ©2023

DISCLAIMER

Please note that these particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must verify their accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and planning/ building regulation consents. All dimensions are approximate and quoted for guidance only. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. A801