



£550,000

Energy Efficiency Rating: TBC

Livingstone Terrace, Bath, BA2 3LE.

Home Estate Agents are pleased to offer this double bay fronted 3 bedroomed period residence set over 4 floors. The property is in need of some upgrading but offers the potential of a fabulous family home in a sought after location close to amenities, shops and doctors surgery. The benefits include gas heating, double glazing, bathroom/shower rooms on each floor, gardens to front and rear, garage and no onward chain.



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The spacious accommodation briefly comprises:- Entrance hall, sitting room, dining room, kitchen, 3 bedrooms, attic room, further lower floor with kitchen and shower room and 2 house bathrooms. Outside there is a wrought iron balcony with steps to the garden and accessed via service road to garage enbloc. The benefits include gas heating, double glazing, bathroom/shower rooms on each floor, useful attic room, ideal as a home office or playroom, gardens to front and rear, garaging and no onward chain.

An early inspection is highly recommended. Please contact the Sole Agents on 01225 463006 to arrange access.

Entrance Porch:

Entered via replacement composite front door with leaded light and stained glass, dado, coving, ½ glazed door to: -

Entrance Hall:

Stairs rising to first floor landing, radiator, attractive plasterwork archway, central heating thermostat, door & stairs giving access to lower level, doors to: -

Sitting Room: 4.16m x 3.62m

Fireplace with inset 'living flame', gas fire with heath and mantle place, double glazed bay window to front aspect, radiator, coved cornices, picture rails.

Dining Room: 3.63m x 3.00m

Brick fireplace with inset dog grate and bressemer over, flagstone heath, picture rails, radiator and door to: -

Bathroom: 2.91m x 1.29m

Modern suite of panelled bath with mixer tap and shower attachment, low flush WC, corner wash hand basin with mixer tap, tiled floors and walls, chrome towel radiator, double glazed window to rear aspect, Velux window to rear aspect, inset downlights.

Kitchen: 3.23m x 3.14m

Single drainer stainless steel sink unit, range of cupboards, gas cooker point, radiator, Vaillant gas combi boiler, double glazed door giving access to raised wrought iron

balcony with steps down to rear garden.

Lower Floor

Kitchen/Diner: 4.66m(max) x 5.94m(max)

Range of base level and wall units, single drainer stainless steel sink unit with mixer tap, laminate flooring, floor to ceiling ornate radiator, double glazed windows to rear aspect, inset downlights, double glazed door to rear & door to:-

Shower Room:

Corner shower cubicle with mixer shower, low flush WC, wash hand basin with mixer tap, inset downlights, extractor fan, chrome towel radiator.

First Floor Landing:

Painted balustrade, radiator, dado, access to loft room & doors to: -

Bedroom:

Double glazed bay window to front aspect, radiator, range of fitted wardrobes.

Bathroom:

White panelled, enamelled bath with mixer tap and shower attachment, wash hand basin, chrome towel radiator, double glazed window to front aspect.

Bedroom: 3.67m x 2.98m

Original fireplace, double glazed window to rear aspect enjoying views over Oldfield Park, period fitted cupboards.

Bedroom: 3.15m x 2.25m

Double glazed window to rear aspect, again enjoying views over Oldfield Park, radiator.

WC:

White low flush WC, coving, double glazed window to side aspect.

Loft Room: 4.25m x 3.17m

Double glazed Velux windows to front and rear aspect, under eaves storage, fitted power and light.

Garage:

Private service road accessed via Livingstone Terrace giving access to single garage, enbloc with up and over door.

Front Garden:

Metal railings with gate and path to front door, small low maintenance front garden.

Rear Garden:

Laid to patio and flower borders, timber fencing to 3 side, gate and path to service road giving access to garage enbloc.

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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Bath
BA2 3LE

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

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 sales@ahea.co.uk

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 @Home Estate Agents
13 Moorland Road,
Bath, BA2 3PL



NEW FLOOR BASEMENT GROUND FLOOR 1ST FLOOR



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