



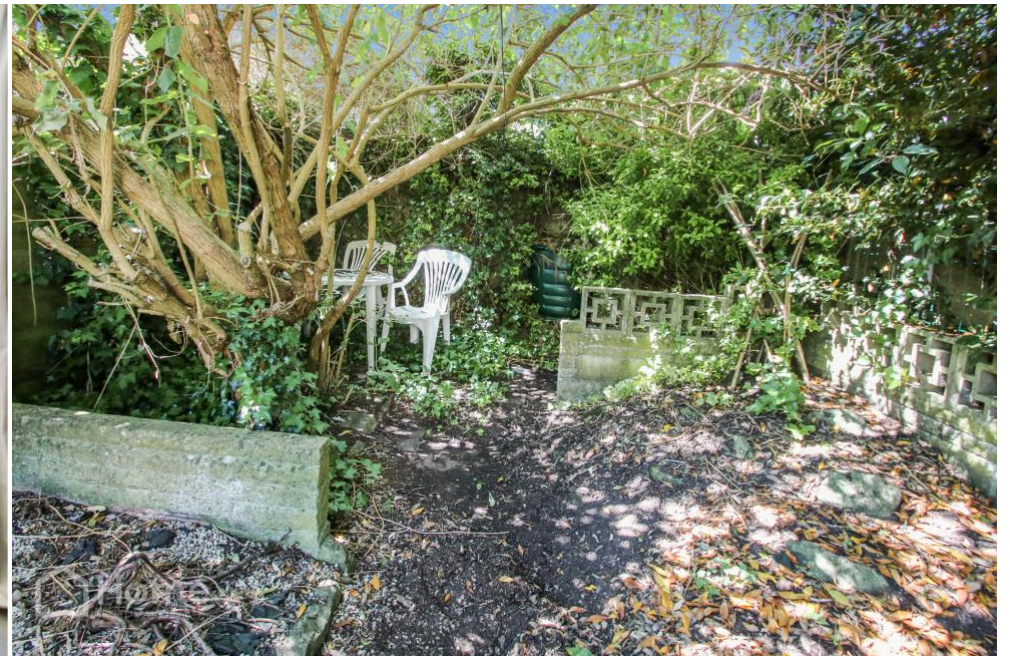
£325,000

## Burnham Road, Bath, BA2 3RY.

An excellent opportunity has arisen to purchase this superbly proportioned substantial stone built two double bedroom period property believed to date from the 1880's and situated in a cul de sac location. The benefits include gas heating, double glazing and an abundance of historic character. Please call 01225 463006 to arrange an internal inspection.

Energy Efficiency Rating: TBC







An excellent opportunity has arisen to purchase this superbly proportioned substantial stone built two double bedroom period property believed to date from the 1880's and situated in a cul de sac location. The benefits include gas heating, double glazing and an abundance of historic character. The property briefly comprises an entrance hall, lounge, kitchen, further reception room, conservatory, utility room, cloakroom, landing, two double bedrooms and a bathroom. To the front is a low maintenance garden with views. To the rear is a west facing garden laid mainly to patio with separate secluded shaded area. The property is particularly well located for the shops of Moorland Road as well as The Oldfield Park Train Station. There are various new gyms close by and the Linear Park Cycle Path is also in close proximity. Local restaurants include the legendary Café 84 and The Moorfields. The property offers excellent access to the City Centre, the Universities and Bristol beyond. Early viewings are strongly advised.

**Entrance Lobby:**

Double glazed door to front aspect, double glazed window over, fuse box, gas meter, electric meter, ornamental ceiling.

**Entrance Hall:**

Part glazed period style door with stained glass to front aspect, window over, radiator, ornamental ceiling, period style banister, stairs rising to first floor landing.

**Lounge: 3.50m x 3.30m**

Period style glazed double doors to rear aspect, window over, radiator, shelving.

**Reception Room: 4.44m x 3.21m**

Double glazed window to front aspect, ornamental fireplace surround, pleasant outlook towards street.

**Kitchen:**

Door to rear aspect, window to side aspect, radiator. Range of base and wall mounted units, ceramic sink drainer unit with mixer tap, integrated gas hob, electric cooker, integrated cooker hood.

**Utility Room: 2.80m(max) x 2.05m(max)**

UPVC double glazed window to rear aspect, radiator, built in stainless steel sink drainer unit with cupboards below, plumbing for washing machine.

**Cloakroom:**

UPVC double glazed window to rear aspect, ceiling coving, ornamental architecture, WC.

**Conservatory:**

UPVC double glazed door to rear aspect, UPVC double glazed windows to rear aspect, pleasant aspect towards west facing garden.

**First Floor Landing:**

Period style banister, loft access, doors to all rooms.

**Bedroom: 5.51m x 3.21m**

2x Double glazed windows to front aspect, radiator, spectacular views towards Northern Slopes and Lansdown Crescent.

**Bedroom: 3.50m x 3.30m**

Double glazed window to rear aspect, radiator, pleasant aspect towards garden.

**Bathroom:**

Double glazed window to rear aspect, double glazed window to side aspect, radiator, pedestal wash basin, panelled bath, WC, shower cubicle.

**Front Garden:**

Low maintenance front garden with landscaping laid mainly to patio with views.

**Rear Garden:**

Spectacular west facing rear garden laid mainly to patio and landscaping. Secluded shaded area beyond with mature trees and shrubs.

*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](http://www.ahea.co.uk)

# £325,000

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BA2 3RY

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

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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.  
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