



**£465,000**

Energy Efficiency Rating: D

## **Newbridge Road, Bath, BA1 3HL.**

A rare opportunity to acquire this upgraded 3 bedroomed, 1930's period property set within Lower Weston. The property in recent years has enjoyed certain upgrades to include, kitchen, bathroom, heating and electrics and boasts off road parking, garage and some original features. An early inspection is highly recommended. Phone 01225 463006 to arrange an appointment.







A rare opportunity to acquire this upgraded, 3 bed roomed 1930's period property set within Lower Weston. The property in recent years has enjoyed certain upgrades to include, kitchen, bathroom, heating and electrics. The benefits include:- Gas combi heating, double glazing, modern kitchen and bathroom, south facing rear gardens, off road parking and garage (accessed from Westfield Park), far reaching views to the rear and easy access to Newbridge Primary School. The sizable accommodation briefly comprises :- Entrance porch, entrance hall, sitting room, 2<sup>nd</sup> reception room, kitchen/diner, 3 bedrooms, bathroom, gardens to front and rear, off road parking and a detached garage. An early inspection is highly recommended. Phone 01225 463006 to arrange an internal viewing.

**Entrance Porch:**

Entered via double glazed double doors, tiled flooring.

**Entrance Hall:**

Entered via original leaded light, stained glass front door with matching side panel, stairs rising to first floor landing, picture rails, understairs cupboard, radiator, original doors with unique door handles to :-

**Cloakroom:**

White low flush WC, corner wash hand basin.

**Sitting Room: 4.40m x 4.10m**

Bespoke fireplace with stone surround and hearth, double glazed Georgian style, square bay window to front aspect, coved cornices, radiator.

**2<sup>nd</sup> Reception Room/Dining Room: 4.30m x 3.80m**

Fireplace with wooden surround and tiled hearth, picture rails, TV point, double glazed double doors to rear garden, radiator.

**Diner/Kitchen: 5.80m(max) x 2.50m(max)**

Upgraded kitchen to incorporate:- Deep 'Belfast' sink with chrome swan neck mixer tap. Range of base level cupboards and drawers, fitted work surfaces, tiled splashbacks. Rangemaster dual

fuel range with matching extractor fan. Space for fridge freezer and dryer, tiled splashbacks, period cupboards and glazed dresser, radiator. LED downlights, area for dining table and chairs, double glazed windows to garden and rear and double glazed door to rear garden.

**First Floor Landing:**

Spacious landing with balustrade (potential access subject to planning permission etc to extend into the loft space), original doors and furniture to :-

**Bedroom: 4.60m x 3.30m**

Double glazed Georgian style leaded light square bay to front aspect, radiator, range of fitted wardrobes with bridging cupboards over, LED downlights, coving and radiator.

**Bedroom: 4.30m x 3.30m**

Generous proportioned 2<sup>nd</sup> bedroom with radiator, double glazed window to rear aspect, enjoying far reaching views.

**Bedroom: 2.60m x 2.30m**

Double glazed Georgian style leaded light window to front aspect, radiator.

**Bathroom**

Upgraded bathroom with feature 'Slipper' bath with claw feet, mixer tap and shower attachment. Walk

in shower cubicle with large shower rose and separate shower attachment, tiled splashbacks, low flush WC, wash hand basin, combined radiator/towel radiator, extractor fan, 2x double glazed windows to rear aspect, panelled walls, access to loft, with fitted power and light and gas fired Worcester combi boiler.

**Garage/Parking:**

Tarmac drive giving off road parking, access to detached garage with up and over door, power and light, personal door into rear garden.

**Front Garden:**

Gate and retaining hedge to the front with steps down to low maintenance front garden laid to shingle and decked seating area, further hedging and path to front door.

**Rear Garden:**

Low maintenance rear garden laid to shingle with flower borders and paved patio, timber fencing, gate to rear and door to garage.

*For further details or to arrange an internal inspection, please contact us on 01225 463006 or email us on [sales@ahea.co.uk](mailto:sales@ahea.co.uk)*

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

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BA1 3HL

Call now, visit us in  
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to book your viewing.

📞 01225 463006

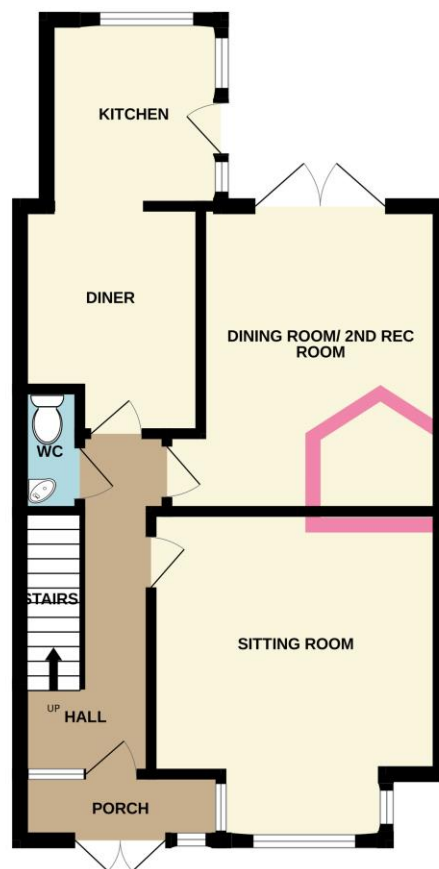
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GROUND FLOOR



1ST FLOOR



Home  
ESTATE AGENTS of BATH

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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