



Poolemead Road, Bath, BA2 1QW.

£320,000

Home Estate Agents of Bath are pleased to offer this well maintained 3 bedroomed property situated with an elevated position, enjoying some fabulous far reaching views. The benefits include gas central heating via combi boiler, double glazed throughout, upgraded kitchen and bathroom. Please call 01225 463006 to arrange a viewing.

Energy Efficiency Rating: TBC





Home Estate Agents of Bath are pleased to offer this well maintained 3 bedroomed property situated in an elevated position, enjoying fabulous far reaching views. The benefits include gas central heating via combi boiler, double glazed throughout, upgraded kitchen and bathroom and large side 'lean to' store, ideal subject to the normal consents to extend for further accommodation. The spacious family sized layout briefly comprises: Entrance porch, entrance hall, 'L' shaped lounge/diner, kitchen, 3 good sized upstairs bedrooms and a family bathroom. Outside there is a well maintained front garden, large side 'lean to' and to the rear, there is a patio, decking, lawned areas and further outside stores. An internal inspection is highly recommended, please call 01225 463006 to arrange an internal inspection.

Entrance Porch:

Entered via double glazed front door, double glazed windows to front and side aspects, replacement front door, double glazed side panel to :-

Entrance Hall:

Stairs rising to first floor landing, laminate flooring, radiator, door to kitchen & lounge door to:-

Store:

Useful store with fitted power & light, Vaillant gas combi boiler.

**Lounge/Dining Room (L Shaped):
5.48m x 4.20m**

Fireplace with chimney (not functional at present) with wooden bressummer over, laminate flooring, fitted shelving, TV point, double glazed window to front aspect. dining area with radiator, laminate flooring and double glazed window to rear aspect.

Kitchen: 3.02m x 2.26m:

1½ bowl single drainer stainless steel sink unit, range of base level and wall units, fitted work surfaces, oven, hob and extractor fan, plumbing for dishwasher, tiled splashbacks, 2x understairs storage cupboards, space for fridge freezer, double glazed window and door to rear and doorway to dining area.

First Floor Landing:

Double glazed window to rear aspect, access to loft, white panelled doors to :-

Bedroom: 4.27m x 3.00m

2 x double glazed windows to front aspect enjoying far reaching views, radiator, fitted cupboard.

Bedroom: 3.32m x 2.48m

Double glazed window to rear aspect, laminate flooring and radiator.

Bedroom: 2.98m x 2.58m

Double glazed window to front aspect, again enjoying far reaching views, radiator, over stairs radiator.

Bathroom: 2.12m x 1.53m

Upgraded bathroom with white enamelled bath with Mira shower unit over, glazed shower screen, tiled splashbacks, white low flush WC, wash hand basin with cabinet below, further built in and matching cupboards, chrome towel rail, extractor fan, double glazed window to rear aspect.

Parking:

Parking within the road.

Front Garden:

Mature hedging to the front and sides giving plenty of privacy, gate and path

to front door, lawned area with mature shrubs. Gated side access to:-

Lean To Utility Area:

Useful area for storage, fitted power and light, drying area, access to:-

Rear Garden:

Patio area with steps up to lawn and decked areas, mature hedging and trees again giving plenty of privacy, outside tap and light, store cupboard and further cupboard with plumbing for washing machine.

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

£320,000


14 Poolemead Road
Bath
BA2 1QW

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