



 Home  
ESTATE AGENTS OF BATH

£355,000

Energy Efficiency Rating: TBC

## The Hollow, Bath, BA2 1LY.

An excellent opportunity has arisen to purchase this substantial stone built three bedroom semi detached property situated in a highly sought after location within the City. The benefits include gas heating, double glazing and a private driveway. Please contact 01225 463006 to arrange an internal inspection.



An excellent opportunity has arisen to purchase this substantial stone built three bedroom semi detached property situated in a highly sought after location within the City. The benefits include gas heating, double glazing and a private driveway. The property briefly comprises an entrance hall, lounge, kitchen/dining room, three bedrooms and a bathroom. Externally there is a large private driveway and landscaped low maintenance garden. To the rear the west facing garden is laid mainly to lawn with patio areas and a quality garden shed. There is also very useful side access. The property is in good proximity to the shops and cafés of Moorland Road as well as Costa Coffee and Bath City Farm. The cycle path is very accessible as well as a very good new gym and Oldfield Park Train Station is nearby. There is an abundance of good schools in the area too. Restaurants include legendary Café 84 and The Moorfields. The property offers great access to the City Centre, the Universities and Bristol beyond. Early viewings are strongly advised.

#### **Entrance Hall**

UPVC part double glazed door with stained glass detailing to front aspect, radiator, fuse box and electricity meter, laminate flooring, period style door towards lounge and stairs rising to first floor landing.

#### **Lounge: 4.31m(max) x 4.10x(max)**

UPVC double glazed window to front aspect, radiator, electric fire, picture rail, period style door leading to understairs cupboard containing gas meter, laminate flooring.

#### **Kitchen/Dining Room: 5.26m x 2.63m**

Wooden part glazed door to rear aspect, UPVC double glazed window to rear aspect, single glazed window to side aspect, radiator. Range of base and wall mounted units, 1½ bowl composite sink drainer unit, integrated electric hob, cooker, integrated cooker hood, tiled splashbacks, plumbing for washing machine, plumbing for dishwasher, laminate flooring.

#### **Conservatory: 4.08m x 3.49m**

UPVC double glazed patio doors to rear aspect, UPVC double glazed door to side aspect, UPVC double glazed windows to rear and side aspects, pleasant west facing aspect towards the garden.

#### **First Floor Landing:**

UPVC double glazed window to side aspect, loft access, wooden panelled doors to all rooms, some views towards Bathwick.

#### **Bedroom: 3.36m(max) x 3.43m(max)**

UPVC double glazed window to front aspect, radiator, built in cupboard containing shelving and immersion tank, views towards Bloomfield.

#### **Bedroom: 3.04m x 3.34m**

UPVC double glazed window to rear aspect, radiator, spectacular facing views across from Bath City Farm, Kelston Road and the Northern slopes.

#### **Bedroom: 2.15m x 2.25m**

UPVC double glazed window to rear aspect, radiator, further spectacular views.

#### **Bathroom**

UPVC double glazed window to front aspect, radiator, wash basin, panelled bath with shower over, WC, tiled walls, laminate flooring.

#### **Parking:**

Expansive tarmac driveway with parking for several vehicles.

#### **Front Garden:**

Laid mainly to driveway and landscaping with mature hedges.

#### **Rear Garden:**

Laid mainly to lawn with patio and landscaped areas, quality garden shed, spectacular views towards the Northern Slopes.

*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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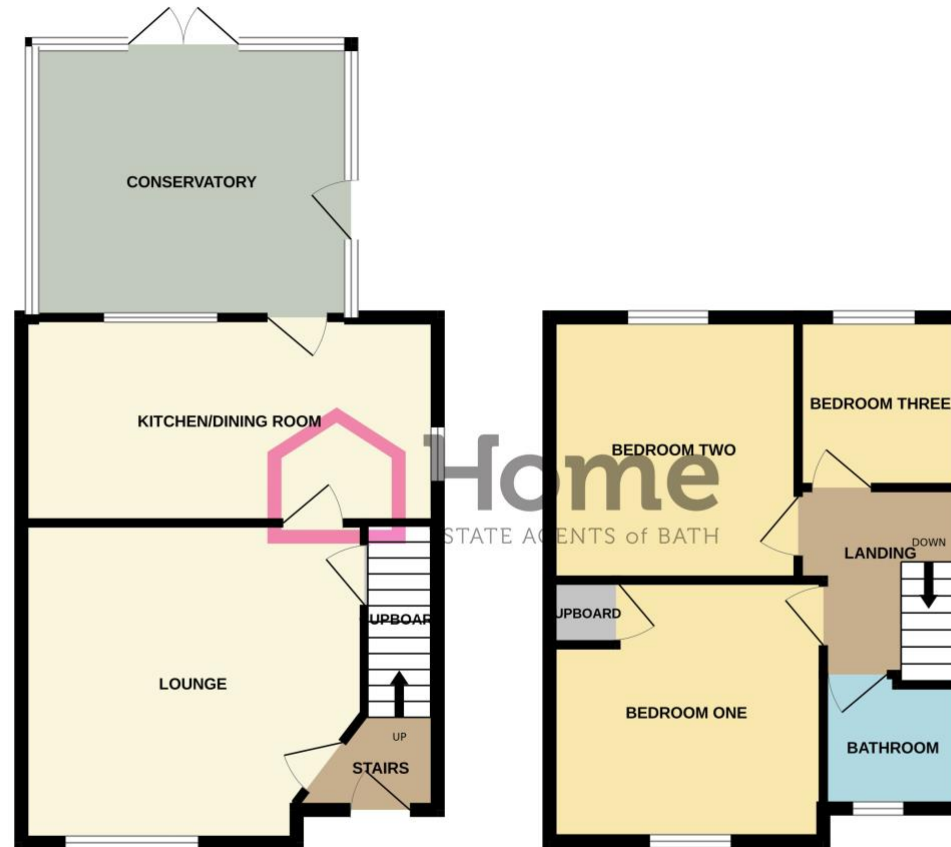
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GROUND FLOOR

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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