



£317,500

Old Fosse Road, Bath, BA2 2SR.

An excellent opportunity has arisen to purchase this stunning and substantial stone built two double bedroom property believed to date from the early 1930s. The benefits include an abundance of historic character, off road parking and spectacular views. Early viewings are strongly advised. Phone 01225 463006 to arrange an appointment.

Energy Efficiency Rating: D



An excellent opportunity has arisen to purchase this stunning and substantial stone built two double bedroom property believed to date from the early 1930s. The benefits include an abundance of historic character, off road parking and spectacular views. The property briefly comprises an entrance lobby, lounge, upgraded kitchen/dining room, two double bedrooms and a recently improved bathroom. To the front of the property there is private off road parking for at least a couple cars whilst to the rear, the landscaped garden is laid mainly to lawn and decking. There is also a wonderfully useful block construction building separately with electrical connection. Historic photographs of the street suggest that the property was already in existence in 1934. This well established community also benefits from the brand new delicious Taylor's Bagels Bakery as well as various shopping parades and supermarkets. There is open countryside in very close proximity and the highly popular Newton Farm Shop is just across the valley. The property benefits from an abundance of good schools nearby as well as phenomenal transport links. There is very good access to the city centre, the universities and Bristol beyond. Early viewings are strongly advised.

Entrance Lobby

UPVC part double glazed door to side aspect, UPVC double glazed window to front aspect, floor tiles, access to :-

Entrance Hall

Stairs rising to first floor landing, floor tiles, electric meter and fuse box within panelling, decorative feature lighting and panelled door to :-

Lounge: 3.99m x 3.77m

UPVC double glazed window to front aspect, radiator, fireplace surround, telephone and TV points, flame effect electric stove, real wood fitted shelves within alcove.

Kitchen/Dining Room: 4.95m x 2.51m

UPVC part double glazed door to rear aspect, 2x UPVC double glazed windows to rear aspect, radiator. Range of base and wall mounted units, 1½ bowl stainless steel sink drainer unit with mixer tap, integrated gas hob, electric cooker, integrated cooker hood, plumbing for washing machine, plumbing for dishwasher, tiled splashbacks, floor tiles, fitted

shelving, understairs cupboard with built in shelving, pleasant aspect towards garden.

First Floor Landing:

Loft access with fitted pull down ladder, leading to large boarded attic, decorative feature lighting, doors to all rooms.

Bedroom: 4.93m x 2.87m

2x UPVC double glazed windows to front aspect, radiator, TV point, spectacular views.

Bedroom: 3.74m x 2.57m

UPVC double glazed window to rear aspect, radiator, TV point, pleasant aspect towards garden.

Bathroom

UPVC double glazed window to rear aspect, pedestal wash basin, panelled bath with mixer tap and shower over, WC, heated towel rail, wall tiles.

Front Garden

Private driveway laid to gravel with block built walls either side.

Rear Garden

Laid mainly to lawn and decking. Concrete building with electrical

connection, rear pedestrian access.

For further details or to arrange an internal inspection, please contact us on 01225 463006 or email us on sales@ahca.co.uk

www.ahca.co.uk

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

 01225 463006

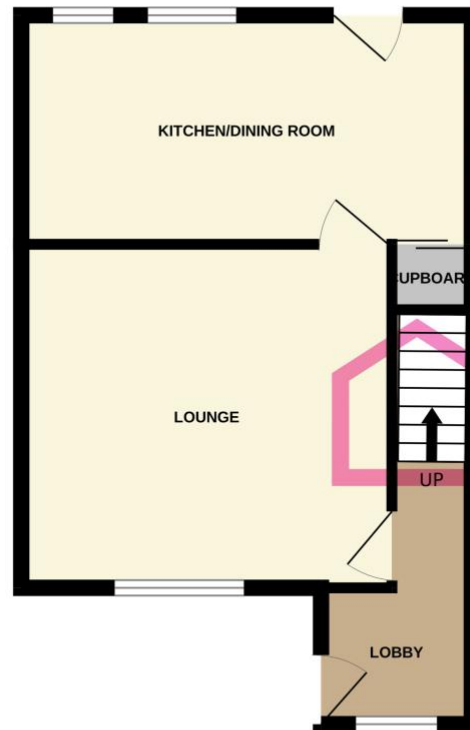
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Bath, BA2 3PL



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.
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