



£375,000

Acacia Grove, Bath, BA2 2HG.

A very rare opportunity has arisen to purchase this substantial stone built three bedroom semi detached property situated in a highly sought after cul de sac location. The benefits include gas heating, double glazing and spectacular views. Early viewings are strongly advised. Please contact 01225 463006 to arrange an internal inspection.

Energy Efficiency Rating: TBC



A very rare opportunity has arisen to purchase this substantial stone built three bedroom semi detached property situated in a highly sought after cul de sac location. The benefits include gas heating, double glazing and spectacular views. The property briefly comprises a hall, lounge, dining room, kitchen, conservatory, cloakroom as well as a utility room and porch whilst upstairs there are three good sized bedrooms and a bathroom. Externally, there is an abundance of private off road parking to the front whilst to the rear, there is a particularly large west facing garden with views. Acacia Grove is part of a historic development constructed between 1920 and 1925 and inspired by National Government to create very high quality properties within a garden suburb. There are various new gyms close by as well as the Linear Cycle Path. Local restaurants include The Moorfields and Café 84. The shops and cafés of Moorland Road are in close proximity. There is extremely good access to the City Centre, the Universities and Bristol beyond. Early viewings are strongly advised.

Entrance Porch

Enclosed porch with ornamental stonework over.

Entrance Hall

UPVC part double glazed door to front aspect, UPVC double glazed window to front aspect, cupboard containing gas meter, electric meter, fuse box, understairs cupboard, stairs rising to first floor landing.

Lounge: 4.41m x 3.65m

UPVC double glazed window to front aspect, radiator, fireplace surround.

Dining Room: 3.36m x 3.34m

UPVC sliding patio doors to rear aspect, radiator, laminate flooring.

Kitchen: 2.95m(max) x 3.32m(max)

UPVC part double glazed door to side aspect, 2x UPVC double glazed windows to rear aspect, range of base and wall mounted units, stainless steel sink drainer unit, plumbing for washing machine, plumbing for dishwasher, pleasant aspect towards garden.

Utility Room: 1.39m x 3.38m

UPVC part double glazed door to rear aspect, 2x double glazed window to side aspect, built in shelving and cupboards.

Conservatory: 2.37m x 1.71m

Patio doors to rear aspect, windows to rear aspect, windows to side aspect, exposed stone wall, pleasant aspect towards garden.

Cloakroom: 0.78m x 1.74m

Windows to rear aspect, windows to side aspect, sink, tiled splashbacks, WC, exposed stone wall.

First Floor Landing:

UPVC double glazed window to side aspect, built in cupboard, loft access, panelled doors to all rooms, spectacular views.

Bedroom: 4.17m x 4.02m

UPVC double glazed window to front aspect, radiator.

Bedroom: 4.01m(max) x 3.04m(max)

UPVC double glazed window to rear aspect, radiator, built in cupboards, spectacular views.

Bedroom: 2.19m x 3.06m

UPVC double glazed window to front aspect, radiator.

Bathroom

UPVC double glazed window to rear aspect, pedestal wash basin, panelled bath, WC, shower cubicle with Triton

electric shower, heated towel rail, fully tiled walls.

Front Garden:

Laid mainly to driveway. Useful storage area to side.

Rear Garden:

Large west facing garden laid mainly to lawn with patio areas, allotment patch, spectacular views towards Lansdown Crescents and 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

www.ahea.co.uk

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12 Acacia Grove
Bath
BA2 2HG

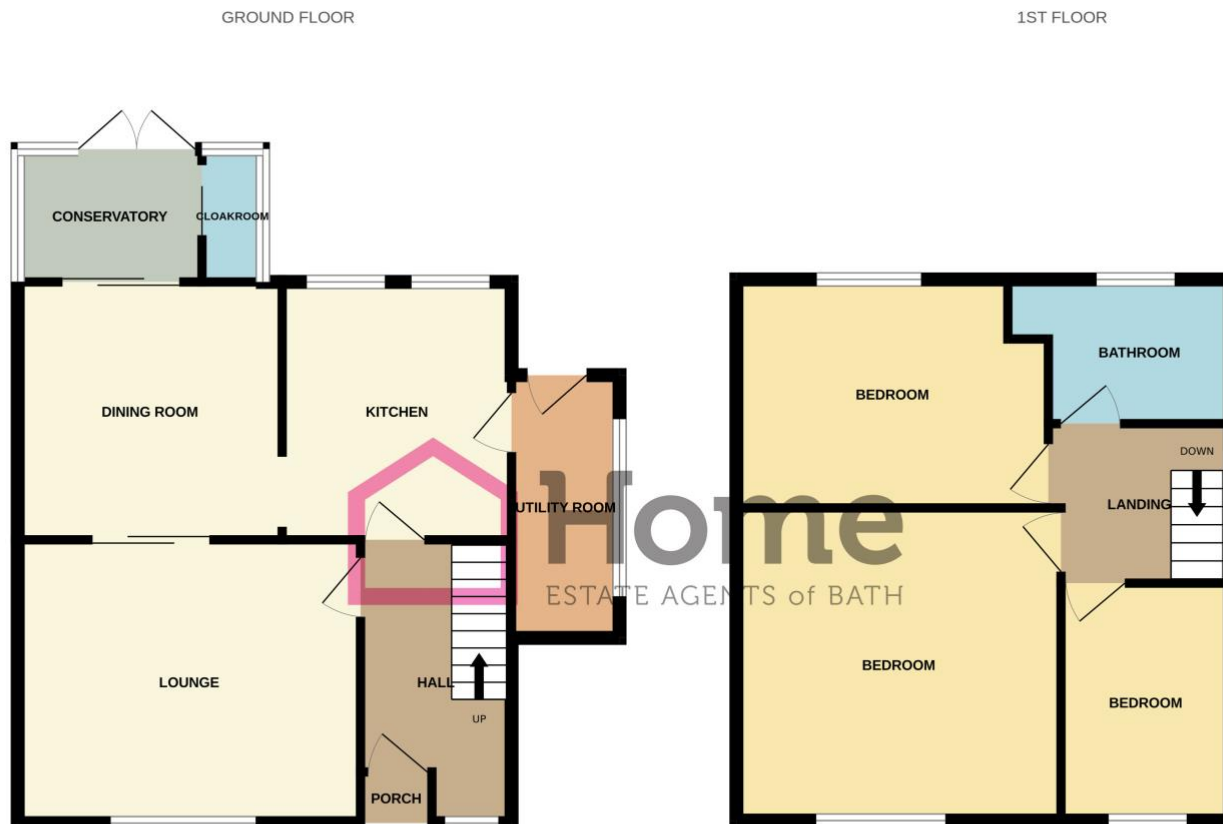
Call now, visit us in branch or go online to book your viewing.

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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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