



**£450,000**

Energy Efficiency Rating: D

## Edgeworth Road, Bath, BA2 2LY.

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An excellent opportunity has arisen to purchase this stunningly presented modern three bedroom detached property situated in an elevated location. The benefits include gas heating, double glazing and spectacular panoramic views. The property briefly comprises an entrance hall, lounge/dining room, kitchen, cloakroom and conservatory as well as three good sized bedrooms and a bathroom. Externally the property benefits from a pleasant garden laid mainly to lawn with landscaping and patio areas as well as a private driveway. The property is particularly well located for open countryside as well as good bus routes. There are various gyms and restaurants in the nearby vicinity as well as the shops and cafés of Moorland Road. The property has been well maintained and upgraded by the current vendors and is offered to the market with no onward chain. There are great transport links to the City Centre, the Universities and Bristol beyond

**Entrance Porch:**

UPVC part double glazed door to front aspect, 2x UPVC double glazed windows to front aspect, radiator, built in storage cupboard, decorative floor tiles.

**Entrance Hall:**

Part glazed door to front aspect, 2x windows, radiator, stairs rising to first floor landing, laminate flooring.

**Cloakroom:**

Rooflight, wash basin within vanity unit, tiled splashbacks, WC, heated towel rail, plumbing for washing machine, laminate flooring.

**Lounge/Dining Room: 3.87m(max) x 6.99m(max)**

UPVC double glazed patio doors to side aspect, UPVC double glazed windows to front aspect, UPVC double glazed windows to rear aspect, 2x radiators, wood burning stove, laminate flooring, spectacular views towards Royal Crescent, Lansdown Crescent, Cavendish Crescent and across the City Centre, further pleasant garden aspect.

**Kitchen: 3.49m(max) x 4.05m(max)**

Rooflight, UPVC double glazed window to rear aspect, range of base and wall mounted units, 1½ bowl ceramic sink drainer with mixer tap. Integrated gas hob, electric cooker, integrated cooker hood, plumbing for dishwasher, subway style tiles, built in pantry, built in cupboard, laminate flooring.

**Lobby: 0.95m x 1.61m**

UPVC part double glazed door to side aspect, laminate flooring.

**Conservatory: 1.82m x 4.93m**

UPVC double glazed door to rear aspect, UPVC double glazed windows to side and rear aspects, spectacular views, laminate flooring.

**First Floor landing:**

UPVC double glazed window to side aspect, 3x built in cupboards, one containing Worcester gas boiler, ornamental panelled doors to all rooms, views towards Stirlingale Fields.

**Bedroom: 3.40m(max) x 3.88m(max)**

UPVC double glazed windows to front aspect, radiator, built in cupboard, spectacular panoramic views towards the Northern Slopes, City Centre and most major Crescents.

**Bedroom: 3.39m(max) x 3.02m(max)**

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

**Bedroom: 2.30m x 2.04m**

UPVC double glazed window to front aspect, radiator, spectacular panoramic views.

**Bathroom:**

UPVC double glazed window to rear aspect, wash basin within vanity unit, panelled bath with choice of

shower options over, WC, heated towel rail, subway style wall tiles, decorative floor tiles.

**Front Garden:**

Laid mainly to driveway with ornamental paving, landscaping including flower beds and shrubs, spectacular panoramic views.

**Rear/Side Garden:**

Laid mainly to lawns with patio areas, very high quality landscaping and mature flower beds, ornamental wooden gazebo, south facing aspect, spectacular views.

**Agents Notes:**

We are advised by the vendors that all of the furniture could be included subject to further negotiation.

*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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6 Edgeworth Road  
Bath  
BA2 2LY

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

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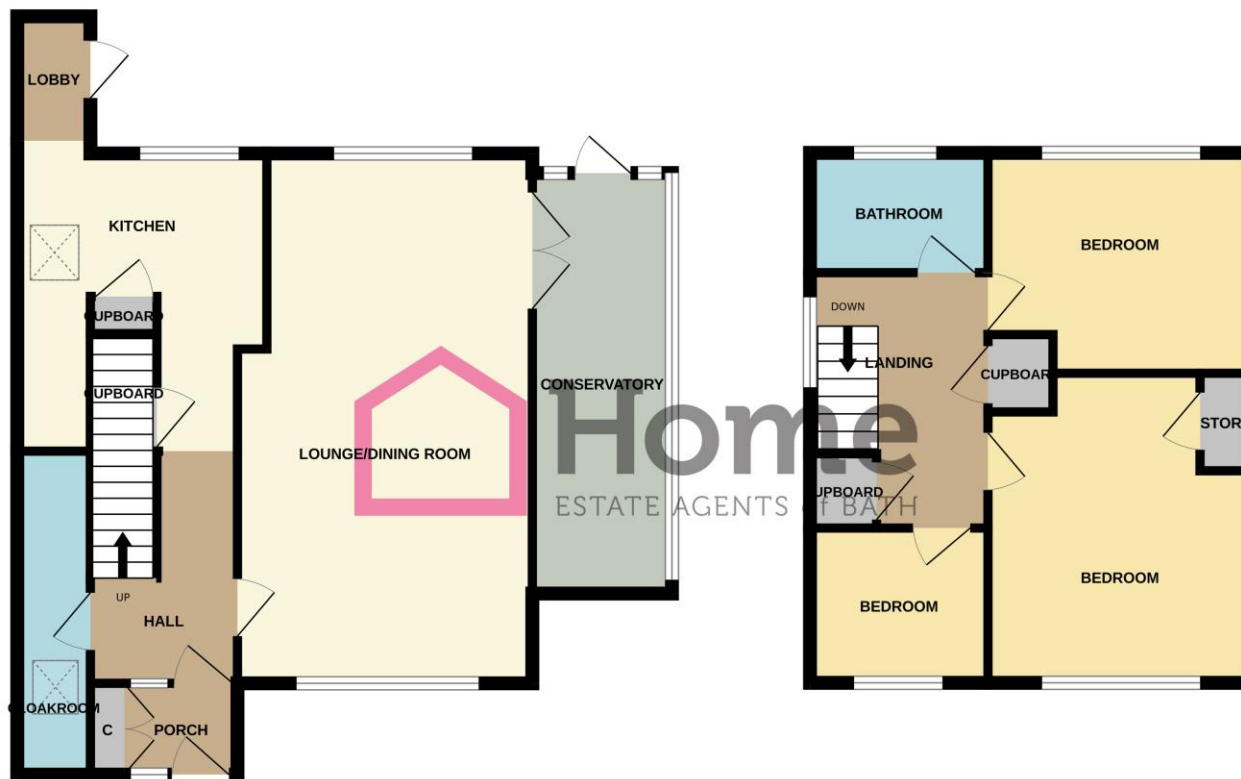
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13 Moorland Road,  
Bath, BA2 3PL



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.  
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