



£235,000

Moorland Road, Bath, BA2 3PW.

An excellent opportunity has arisen to purchase this substantial stone built end of terrace double bedroom maisonette set over three storeys and believed to date from the 1880s. The benefits include gas heating, double glazing and an abundance of historic character. Early viewings advised.

Energy Efficiency Rating: TBC



An excellent opportunity has arisen to purchase this substantial stone built end of terrace double bedroom maisonette set over three storeys and believed to date from the 1880s. The benefits include gas heating, double glazing and an abundance of historic character. The property briefly comprises a hall, lounge, kitchen/dining room, further landing, double bedroom, large loft room and a bathroom. The property has been very well maintained and enhanced by the current owner. Along the very same road there is a very eclectic mixture of independent shops as well as an array of legendary restaurants. The Linear Park Cycle Path, Oldfield Park Train Station and various new gyms are also in very close proximity. The property also offers extremely good access to the City Centre, Universities and Bristol beyond. Early viewings are strongly advised, please call 01225 463006 to arrange your visit.

Ground Floor:
Entrance Hall:

Period style door to side aspect, window over, radiator, ornamental ceiling cornice, stairs rising to first floor landing.

First Floor Landing:

Ornamental banister, doors to all rooms, period style stripped wooden floor boards.

Lounge: 5.21m(max) x 4.02m(max)

2 period style sash windows to front aspect, 2x period style sash windows to side aspect, radiator, built in sofa unit, steps up to loft room, period style stripped wooden floor boards, spectacular views towards Cavendish Crescent and Lansdown Crescent.

Kitchen/Dining Room: 2.94m x 3.41m

Wooden double glazed window to rear aspect, wooden double glazed window to side aspect, radiator, range of base and wall mounted units, stainless steel sink drainer unit, wooden work top, integrated gas hob, electric cooker, integrated cooker hood, plumbing for washing machine, plumbing for dishwasher, subway tiled splashbacks. Built in

dining area, cupboard containing recent Worcester gas boiler, spectacular views towards Lansdown Crescent and The Northern Slopes.

Bedroom: 3.40m(max) x 2.53m(max)

Period style wooden sash window to rear aspect, radiator, built in shelving, fireplace alcove, spectacular views towards St Stephen's Church and The Northern Slopes.

Loft Room: 3.85m(max) x 5.32m(max)

Velux window to side aspect, exposed decorative brickwork, several built in eaves storage cupboards, spectacular views towards Northern Slopes.

Bathroom:

Pedestal wash basin, bath with mixer tap, WC, shower within cubicle, heated towel rail, wall tiles, floor tiles.

Agents Notes:

Tenure: Leasehold
Length Of Lease: 999 years
from 20th of August 1999
Annual Business Insurance
Contribution of £155PA

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

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GROUND FLOOR

1ST FLOOR

2ND 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

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