



 Home
ESTATE AGENTS of BATH

£300,000

Energy Efficiency Rating: TBC

Caledonian Road, Bath, BA2 3RD.

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An excellent opportunity has arisen to purchase this substantial stone built three bedroom period property in need of updating and believed to date from 1880. The benefits include a south facing garden, sought after location and an abundance of historic character. The property briefly comprises a lounge, dining room, kitchen, utility room, cloakroom, three double bedrooms, bathroom and south facing loft room. Externally there is a well proportioned garden to the rear which features a separate stone building in need of reconstruction. The property is superbly located for The Oldfield Park Train Station. There are various new gyms nearby as well as the Linear Cycle Path. The shops and cafés of Moorland Road are in close proximity, local restaurants include The Moorfields and Moorland Gate. There is particularly good access to the City Centre, the Universities and Bristol beyond. Early viewings are advised.

Entrance Hall:

Part glazed door to front aspect, window over, radiator, fuse box, electric meter, gas meter, ornamental ceiling, ornamental plasterwork.

Lounge: 3.48m x 3.86m

UPVC double glazed window to front aspect, radiator, period style fireplace surround, wooden floorboards.

Dining Room: 3.64m x 3.72m

UPVC double glazed window to rear aspect, radiator, stone fireplace surround with gas fire, understairs storage area, south facing garden aspect.

Kitchen: 2.52m x 3.11m

Window to side aspect, base mounted unit, stainless steel sink drainer unit with mixer tap, built in cupboard with shelving, wall tiles.

Utility Room: 2.43m x 1.75m

Part glazed door to side aspect, window to side aspect, plumbing for washing machine, wall tiles, floor tiles.

Cloakroom:

Window to side aspect, ornamental wall tiles, floor tiles, WC and shelving area.

Bathroom:

Window to side aspect, radiator, panelled bath with shower attachment,

pedestal wash basin, shower area with wall tiles.

First Floor Landing:

Access via ladder to top floor, period style banister, period style doors to all rooms.

Bedroom: 4.62m x 3.84m

2x UPVC double glazed windows to front aspect, radiator, pleasant aspect towards street.

Bedroom: 2.80m x 3.75m

UPVC double glazed window to rear aspect, radiator, south facing views towards Bloomfield Crescent.

Bedroom: 2.55m x 3.10m

UPVC double glazed window to rear aspect, radiator, built in cupboard containing Worcester gas boiler, wooden floor boards, south facing views.

Second Floor

Loft Room: 4.86m x 3.61m

Accessed via ladder steps. Velux window to rear aspect, radiator, period style brickwork.

Rear Garden:

Well proportioned garden laid to patio and landscaping, rear pedestrian access, south facing aspect.

Outbuilding: 2.68m x 2.19m (Approx)

Stone and brick outbuilding in need to reconstruction.

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

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43 Caledonian Road
Bath
BA2 3RD

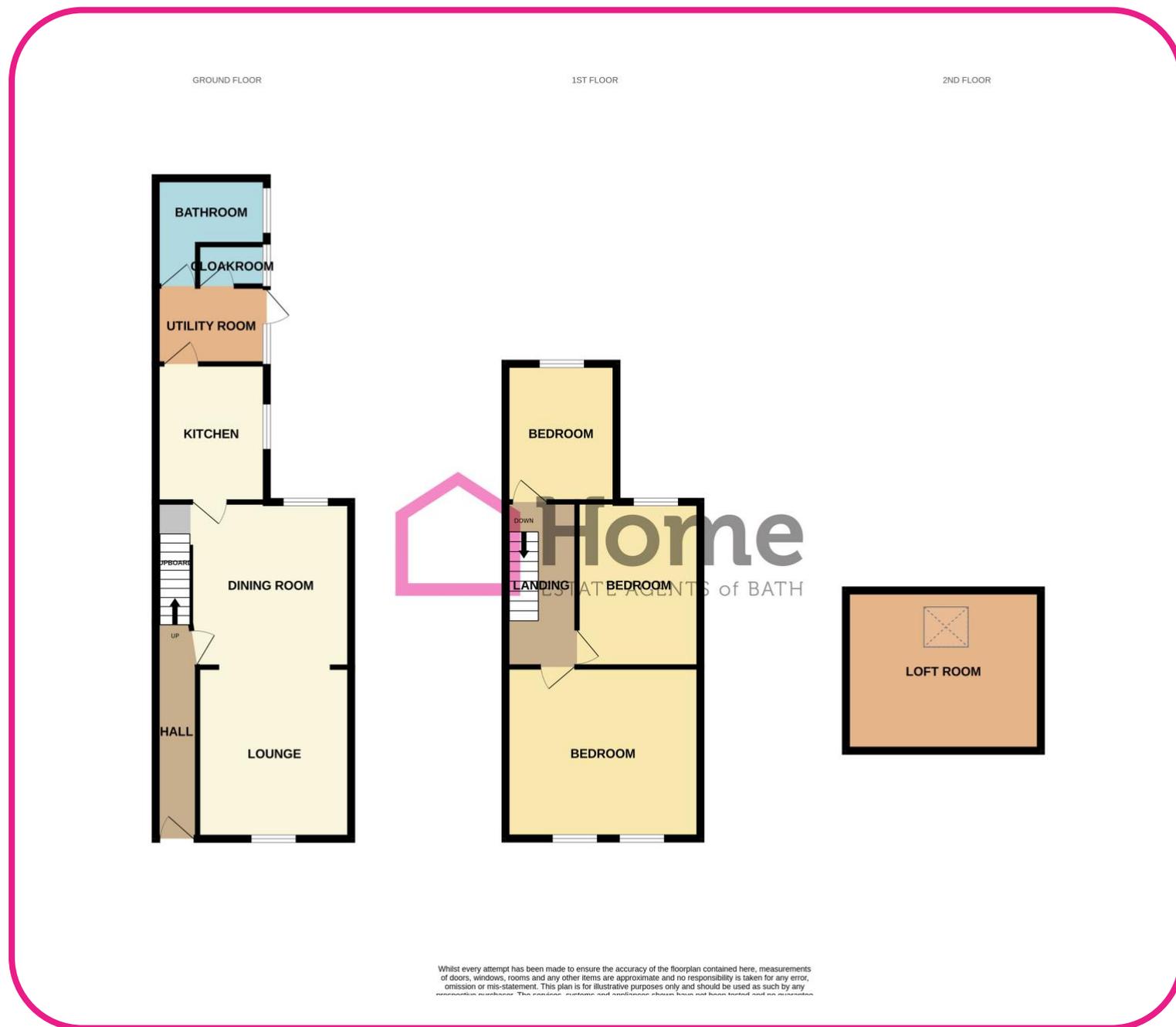
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or go online to book your
viewing.

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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 intended structure and construction shown have not been tested and are intended.

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