



 Home
ESTATE AGENTS of BATH

£325,000

Energy Efficiency Rating: C

The Oval, Bath, BA2 2HF.

An excellent opportunity has arisen to purchase this substantial stone built semi detached three bedroom property situated in a highly sought after location. The benefits include gas heating, double glazing and particularly spectacular views. Early viewings are highly recommended, please call 01225 463006 to arrange your viewing.



An excellent opportunity has arisen to purchase this substantial stone built semi detached three bedroom property situated in a highly sought after location. The benefits include gas heating, double glazing and particularly spectacular views. The property briefly comprises a hall, lounge, dining room, kitchen, three bedrooms and a bathroom. Externally the front garden is laid mainly to lawn. The large rear garden is laid to lawn and patio with panoramic city views. The Oval 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 nearby as well as access to the Linear Park Cycle Path. The shops and cafés of Moorland Road are in close proximity. Local restaurants include The Moorfields and The Moorland Gate. There is extremely good access to the City Centre, the Universities and Bristol beyond. Early viewings are highly recommended, please call 01225 463006 to arrange your viewing.

Entrance Porch:

Sheltered porch with grand ornamental stonework.

Entrance Hall:

UPVC part double glazed door to front aspect with stained glass, UPVC double glazed window to front aspect, radiator, built in cupboard containing electric meter and fuse box, understairs cupboard, stairs rising to first floor landing.

Lounge: 4.45m x 3.67m

UPVC double glazed window to front aspect, radiator, real flame gas fire, pleasant south facing aspect.

Dining Room: 3.36m x 3.34m

UPVC double glazed window to rear aspect, radiator, gas fire, spectacular views towards Cavendish Crescent, Sion Hill and the Northern Slopes.

Kitchen: 3.04m x 2.31m

Door to side aspect, 2x UPVC double glazed windows to rear aspect, radiator, range of base and wall mounted units, stainless steel sink drainer unit, plumbing for washing machine, tiled splashbacks, understairs pantry, gas boiler, pleasant garden aspect, spectacular views.

First Floor Landing:

UPVC double glazed window to side aspect, built in period style cupboard, doors to all rooms.

Bedroom: 4.21m x 4.08m

UPVC double glazed window to front aspect, radiator, range of built in cupboards, picture rail, pleasant south facing aspect.

Bedroom: 3.64m(max) x 2.99m(max)

UPVC double glazed window to rear aspect, radiator, various built in cupboards, spectacular panoramic views across Lansdown, City Centre and Bear Flat.

Bedroom: 2.19m x 2.99m

UPVC double glazed window, radiator, built in cupboard, picture rail, pleasant south facing aspect.

Bathroom:

UPVC double glazed window to rear aspect, pedestal wash basin, shower cubicle, heated towel rail, fully tiled walls.

Cloakroom:

UPVC double glazed window, shelf area, period style ornamentation, WC.

Front Garden:

Laid mainly to lawn with flower beds and shrubs. Mature hedge, gas meter, pleasant south facing aspect towards tree lined street.

Rear Garden:

Laid mainly to lawn with patio area, flower beds and shrubs, garden pond,

outside tap, side pedestrian access, spectacular panoramic views.

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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122 The Oval
Bath
BA2 2HF

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viewing.

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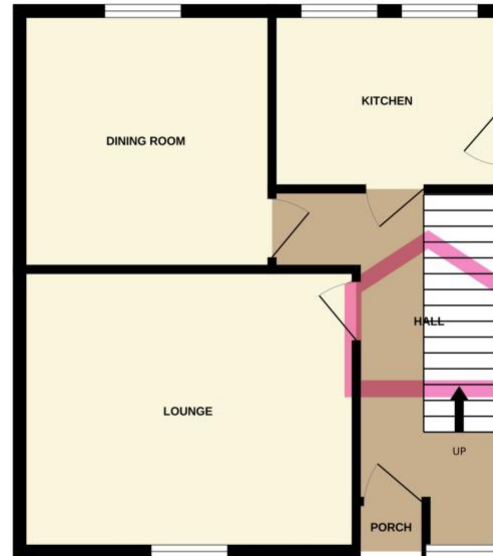
 sales@ahae.co.uk

 @at_home_bath

 @Home Estate Agents
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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