

**NEW**



**£299,950**

## Highland Road, Bath, BA2 1DY.

An excellent opportunity has arisen to purchase this stunning two double bedroom property situated in a highly sought after location and believed to date from 1971. The benefits include gas heating, double glazing and well maintained south facing rear garden. Early viewing advised.

Energy Efficiency Rating: C





An excellent opportunity has arisen to purchase this stunning two double bed roomed property situated in a highly sought after location and believed to date from 1971. The benefits include gas heating, double glazing and well maintained south facing garden. The property briefly comprises:- Entrance hall, lounge, kitchen/dining room, two double bedrooms and bathroom. Externally there is a superb south facing rear garden laid to lawn with landscaping and secure concrete storage units. The shops and cafés of Moorland Road are in very close proximity. There are various new gyms and the Linear Park Cycle Path is within easy reach with local restaurants including The Moorfields and The Moorland Gate. There are extremely good links to the City Centre, Universities and Bristol beyond. Early viewings are strongly advised. Phone 01225 463006 to arrange an internal viewing.

**Entrance Hall:**

Part UPVC double glazed door to side aspect, radiator, built in cupboard containing gas meter, built in cupboard containing Worcester gas boiler, 2 further storage cupboards, laminate flooring, stairs to mezzanine levels.

**Lounge: 3.62m(max) x 4.94m(max)**

UPVC double glazed patio doors to rear aspect, UPVC double glazed window to front aspect, radiator, laminate flooring, pleasant south facing garden aspect.

**Kitchen/Dining Room: 3.41m(max) x 4.93m(max)**

UPVC part double glazed door to rear aspect, UPVC double glazed window to rear aspect, UPVC double glazed window to front aspect, radiator. Range of base and wall mounted units, stainless steel sink drainer unit with mixer tap, integrated cooker hood, plumbing for washing machine, fuse box containing electric meter, pleasant south facing garden aspect, tiled splashbacks, floor tiles.

**First Floor Landing:**

Velux window, mezzanine level, built in cupboard with shelving, ornamental wooden doors to all rooms.

**Bedroom: 2.69m x 4.93m**

UPVC double glazed window to front aspect, UPVC double glazed window to rear aspect, radiator, pleasant south facing aspect towards garden, spectacular panoramic views towards Lansdown Crescent.

**Bedroom: 3.64m x 2.62m**

UPVC double glazed window to rear aspect, radiator, built in cupboard, loft access, pleasant south facing aspect towards garden.

**Bathroom:**

2X UPVC double glazed windows, wash basin, panelled bath with mixer tap, WC, shower cubicle, heated towel rail, wall tiles, laminate flooring.

**Rear Garden:**

Laid to lawn with low maintenance landscaping, secure concrete storage building, allotment area, rear pedestrian access, pleasant south facing aspect.

*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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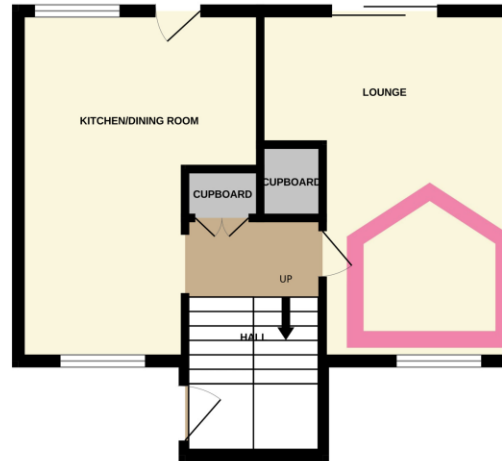
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GROUND FLOOR



1ST FLOOR



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