



£525,000

Triangle East, Bath. BA2 3HY.

Energy Efficiency Rating: D

An rare opportunity to acquire this spacious and most versatile, 4 storey, Victorian townhouse situated close to all local amenities within Oldfield Park, benefitting from gas heating, some original features, garden office and westerly facing rear gardens. An early inspection is essential.



An excellent opportunity to acquire this most spacious and versatile, 4 storey, Victorian townhouse situated close to all local amenities within Oldfield Park. The property enjoys open plan reception rooms with full width kitchen to the rear, 2 good sized bedrooms on the first floor, together with the house bathroom. The loft space has been converted to house a spacious, double aspect master bedroom with further potential accommodation within the basement. The partially walled rear gardens enjoy a westerly elevation with a decked area an expanse of lawn with raised planters, patio and access to garden office (3.48m x 2.25m). There is huge potential within the basement level, subject to the normal regulations for further family accommodation or a self-contained flat. An early inspection is highly recommended to view this impressive period residence.

Entered via ½ glazed front door with Leaded light glazed panel.

Entrance Hall:

Stripped floorboards. Coat hanging area. Radiator. Coved cornices. Attractive arch. Stairs rising to first floor landing. Wooden panelled door to: -

Dining Room: 3.45m x 3.34m

Built in alcoves cupboards with shelving. Stripped flooring. Radiator. ½ glazed door to basement level and access to breakfast room with archway to :-

Sitting Room: 4.78m x 3.27m

Glazed square bay window to front aspect with attractive leaded lights. Feature fireplace with inset log burner on slate hearth. Stripped flooring. Radiator. TV point. Coved cornices and ceiling rose.

Kitchen: 2.77m x 2.15m

Franke 1 ½ bowl stainless steel sink unit with mixer tap over. Range of shaker style base level cupboard and drawers and matching wall units with woodblock work surfaces and oak shelving. Inset 4 ring gas hob with electric oven below. Plumbing for dishwasher. Integrated fridge. Radiator. Inset down lights. Stripped flooring. Radiator. Double glazed window to rear aspect. Double glazed window and door to rear aspect.

First Floor Landing:

Fitted balustrade and staircase to 2nd floor. Fitted cupboard. White panelled doors: -

Bedroom: 4.37m x 3.85m

2 sash windows to front aspect. Double panelled radiator. 2 double fitted wardrobes with top boxes over.

Bedroom: 3.80m x 2.61m

Radiator. Double glazed window to rear aspect. Fitted shelving.

Bathroom:

White suite of shower bath with electric shower over. Corner mixer tap and shower screen. Wash hand basin. Low flush WC. ½ tiled walls. Bespoke radiator/towel warmer. Cupboard housing combi gas boiler. Fitted down lights. Loft hatch. Double glazed window to rear aspect.

Second Floor Landing:

Velux window. Fitted down light. White panelled door to: -

Bedroom: 4.71m x 4.26m

Double aspect room with Velux window to front aspect and double glazed window to rear. Radiator. Under eaves storage. Fitted downlights.

Basement:

Play Room: 4.04m x 3.23m

Under stairs cupboard. Laminate flooring. Radiator. Store cupboard. Door to: -

Room/ Study: 4.47m x 2.87m

Laminate flooring. Radiator. Down lights. Windows to front aspect.

Utility Room:

Inset stainless steel sink unit with mixer tap over. Wood block work surfaces with cupboards under. Plumbing for washing machine. Space for dryer. Door to rear garden.

Shower Room:

Walk in shower cubicle with mixer shower. Low flush WC. Wash hand basin. Tiled flooring. Fitted cupboards. Down lights. Double glazed window to rear aspect.

Parking:

Residents parking.

Front Garden:

Quarry tiled path to front door and canopied porch. Retaining hedging to the front. Paved and shingled front garden.

Rear Garden:

Good sized partially stone walled rear garden with decked area. Patio area. To the rear with raised planters and flower borders. Mature fruit trees. Timber garden office 3.48m x 2.25m with fitted power, light and internet. Gate to rear giving secure rear access.

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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12 Triangle East,
Bath,
BA2 3HY.

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13 Moorland Road,
Bath, BA2 3PL



BASEMENT LEVEL GROUND FLOOR 1ST FLOOR 2ND FLOOR



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