



£325,000

Hillcrest Drive, Bath, BA2 1HE.

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Energy Efficiency Rating: TBC



An excellent opportunity has arisen to purchase this substantial three bedroom property in a sought after cul de sac location which is believed to date from 1970. The benefits include gas heating, double glazing and a garage. The property briefly comprises a lounge, dining room, kitchen, lobby, conservatory, landing, three bedrooms and a bathroom. Externally there is a south facing low maintenance garden to the front. To the rear is a very well landscaped garden laid partly to patio with a wooden garden building. At the end of the cul de sac there is an end terrace garage within a secure block. There are some particularly superb views across the City. The property offers good access to an abundance of local schools. Local restaurants include The Moorfields and The Moorland Gate. Bath City Farm is also within very easy reach, the property also provides good transport links to the City Centre, the Universities and Bristol beyond. Early viewings are strongly advised to view this property.

Entrance Lobby:

UPVC double glazed door to front aspect, UPVC double glazed windows to front and side aspects, built in storage cupboard.

Entrance Hall:

Glazed door to front aspect, radiator, stairs rising to first floor landing.

Lounge: 4.52m x 4.01m

UPVC double glazed window to front aspect, radiator, real flame gas fire (disconnected), understairs cupboard containing fuse box, electric meter, gas meter.

Dining Room: 2.80m x 2.46m

UPVC double glazed door to rear aspect, UPVC double glazed window to rear aspect, radiator.

Kitchen: 2.91m x 2.69m

UPVC double glazed window to rear aspect, range of base and wall mounted units, composite sink unit with mixer tap, integrated gas hob, electric cooker, integrated cooker hood, plumbing for washing machine, tiled splashbacks,

spectacular views towards The Northern Slopes.

Conservatory: 2.54m x 1.70m

UPVC double glazed door to side aspect, UPVC double glazed windows to side and rear aspects spectacular views towards Royal Crescent.

First Floor Landing:

Decorative banister, loft access, doors to all rooms.

Bedroom: 4.48m x 2.69m

UPVC double glazed window to front aspect, radiator, pleasant south facing aspect towards garden.

Bedroom: 2.91m x 2.69m

UPVC double glazed window to rear aspect, radiator, built in cupboards containing Worcester gas boiler, spectacular panoramic views.

Bedroom: 2.93m(max) x 2.16m(max)

UPVC double glazed window to front aspect, radiator, built in cupboard, south facing aspect.

Bathroom:

UPVC double glazed window to rear aspect, pedestal wash basin, panelled bath, WC, wall tiles.

Parking/Garage:

Parking within the road, end of terrace garage in a secure block nearby.

Front garden:

Low maintenance garden with landscaping, flower beds and shrubs, patio area, south facing aspect.

Rear Garden:

Low maintenance garden with flower beds and shrubs, patio areas, wooden garden building.

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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46 Hillcrest Drive
Bath
BA2 1HE

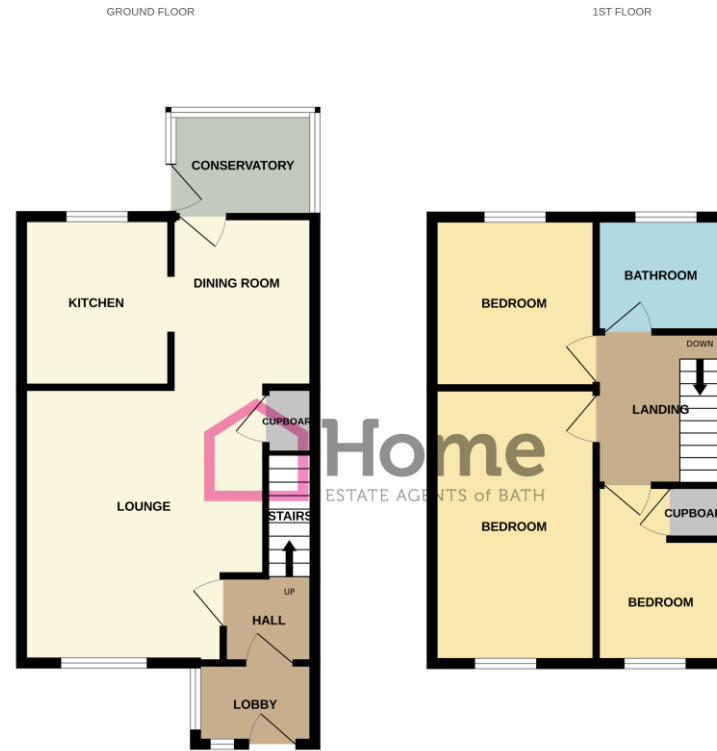
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branch or go online to
book your viewing.

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Made with MyHomeplan 12/2014

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