



Home

£415,000

Energy Efficiency Rating: C

Long Hay Close, Bath, BA2 1EL.

An excellent opportunity has arisen to purchase this stunning and substantial stone built four bedroom semi detached property in a sought after cul de sac location believed to date from the 1930s. The property briefly comprises an entrance hall, lounge, kitchen/dining room, cloakroom, a well proportioned landing, four bedrooms, a bathroom and shower room. Early viewings are strongly advised.



An excellent opportunity has arisen to purchase this stunning and substantial stone built four bedroom semi detached property in a sought after cul de sac location believed to date from the 1930s. The benefits include off road parking, a separate annex building and spectacular views. The property briefly comprises an entrance hall, lounge, kitchen/dining room, cloakroom, a well proportioned landing, four bedrooms, a bathroom and shower room. There is a secluded garden to the front with a private gated driveway to the side. To the rear, there is a landscaped south facing garden. The property is in close proximity to Bath City Farm and there is a Costa Coffee within easy reach. There are various new gyms close by as well as the Linear Park Cycle Path. Restaurants in the area range from The Moorfields to the legendary Café 84. There is an abundance of good schools and it is very easy to get to The Moorland Road shops and Oldfield Park Train Station. There is good access to the City Centre, the Universities and Bristol beyond. Early viewings are strongly advised.

Entrance Hall

Part double glazed door to front aspect, UPVC double glazed window to front aspect, cupboard containing fuse box and electric meter, large built in cupboard containing Baxi gas boiler, panelled doors to rooms and floor tiles.

Cloakroom

Wash basin within vanity unit, tiled splashbacks, WC, alcove, stripped wooden floorboards.

Lounge: 3.34m(max) x 5.24m(max)

UPVC double glazed patio doors to rear aspect, UPVC double glazed window over, UPVC double glazed window to front aspect, radiator, ornamental parquet flooring, spectacular views towards Northern Slopes.

Kitchen/Dining Room: 7.63m(max) x 3.88m(max)

UPVC double glazed patio doors to front aspect, 2x UPVC double glazed windows to front aspect, UPVC double glazed window to rear aspect, Velux window to rear aspect, 2x ornamental radiators. Range of base and wall mounted units, Belfast sink with mixer tap, integrated electric cookers, integrated washing machine, dishwasher, fridge freezer. Island containing integrated gas hob and integrated wine cooler, real wood worktops, built in shelving, subway tile splashbacks, floor tiles, spectacular views across Northern Slopes.

First Floor Landing:

UPVC double glazed window to front aspect, radiator, panelled doors to all rooms, loft access, spectacular views.

Bedroom: 3.71m x 2.95m

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

Bedroom: 3.25m x 2.95m

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

Bedroom: 2.64m x 2.18m

UPVC double glazed window to front aspect, radiator, spectacular views.

Bedroom (Within The Annex)

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

Shower Room (Within Annex)

Wash basin, walk in shower, WC, fully tiled walls and floor.

Bathroom

UPVC double glazed window to side aspect, wash hand basin within vanity unit, panelled bath with choices of shower attachment over, heated towel rail, wall tiles.

Front Garden

Laid mainly to lawn with mature hedge and decked areas, large private driveway behind wooden double gates,

side pedestrian access, spectacular views towards Lansdown and Bath City Farm.

Rear Garden

South facing rear garden with landscaped gravelled areas and decking, substantial private storage area to the side.

Agents Notes:

A couple of the bedrooms have been opened so as to inter connect.

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

www.ahca.co.uk

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22 Long Hay Close
Bath
BA2 1EL

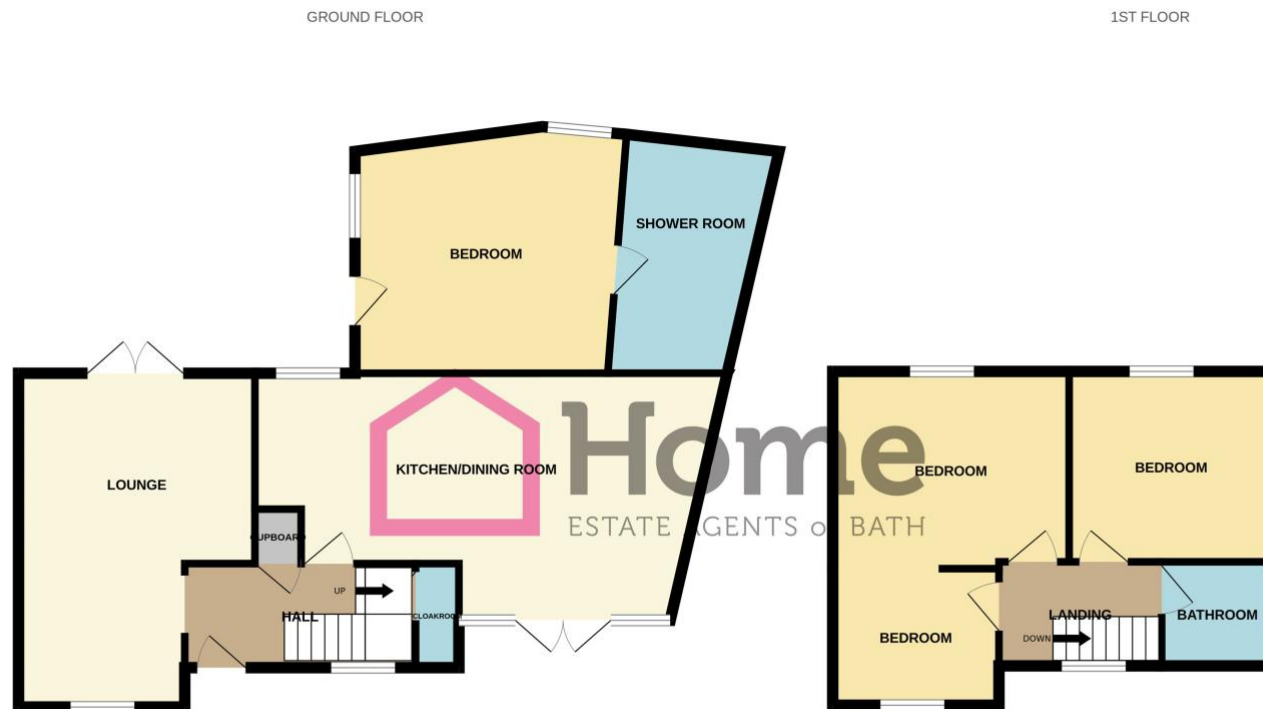
Call now, visit us in branch or go online to book your viewing.

 01225 463006

 sales@ahca.co.uk

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 @Home Estate Agents
13 Moorland Road,
Bath, BA2 3PL



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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