



£260,000

Roseworn Close, Bath. BA2 1PB.

An excellent opportunity has arisen to purchase this substantial modern three double bedroom terraced property situated in a highly sought after cul-de-sac location. The benefits include gas heating, double glazing and a pleasant location adjacent to the park. An early inspection is highly recommended. Phone 01225 463006 to arrange an internal inspection.

Energy Efficiency Rating: C



An excellent opportunity has arisen to purchase this substantial modern three double bedroom terraced property situated in a highly sought after cul-de-sac location. The benefits include gas heating, double glazing and a pleasant location adjacent to the park. The property briefly comprises a porch, hall, kitchen/dining room, lounge, cloakroom, three double bedrooms and a bathroom and gardens to front and rear. Externally there are very good sized low maintenance gardens to the front and rear. The property benefits from a stunning location with the shops and cafés of Moorland Road nearby. There are various new gyms in close proximity as well as the Linear Park Cycle Path and a large park. Local restaurants include The Moorfields and The Moorland Gate. There is an assortment of good schools within very easy reach. The property offers excellent access to the City Centre, the Universities and Bristol beyond. Early viewings are advised.

Entrance Porch:

uPVC part double glazed door with stained glass to front aspect, double glazed windows to front and side aspect, gas meter, tiled flooring.

Entrance Hall:

uPVC part double glazed door to front aspect, radiator, built-in cupboard, dado rails, stairs rising to first floor landing.

Cloakroom:

uPVC double glazed window to front aspect, pedestal wash basin, wall tiles and WC.

Lounge: 3.55m x 3.45m

uPVC double glazed window to front aspect, radiator, gas fire (disconnected), ceiling coving, pleasant aspect towards front garden.

Kitchen/ Dining: 5.32m x 3.51m

uPVC double glazed door to rear aspect, uPVC double glazed window to rear aspect, radiator, range of base and wall mounted units, stainless steel sink drainer unit, tiled

splashbacks, understairs cupboard. Fuse box, electric meter, plumbing for washing machine, wooden panelled walls, pleasant aspect towards rear garden.

First Floor Landing:

Built in cupboard containing Worcester gas boiler, loft access, ceiling coving, dado rail, panelled doors to all rooms.

Bedroom: 4.36m x 3.24m

uPVC double glazed to front aspect, radiator, built in cupboards, ceiling coving.

Bedroom: 3.65m x 3.43m

uPVC double glazed to rear aspect, radiator, dado rail and wooden panelling.

Bedroom: 2.69m x 2.65m

uPVC double glazed window to front aspect, radiator, ceiling coving and wooden panelling.

Shower Room:

uPVC double glazed window to rear aspect, wash hand basin within vanity unit,

shower cubicle with Mira electric shower, WC and wall tiles.

Front Garden:

Low maintenance front garden laid mainly to landscaping, pleasant aspect towards park.

Rear Garden:

Low maintenance garden laid mainly to patio and landscaping, secure concrete storage building, pleasant aspect towards park.

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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34 Rosewarn Close
Bath
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branch or go online to
book your viewing.

 01225 463006

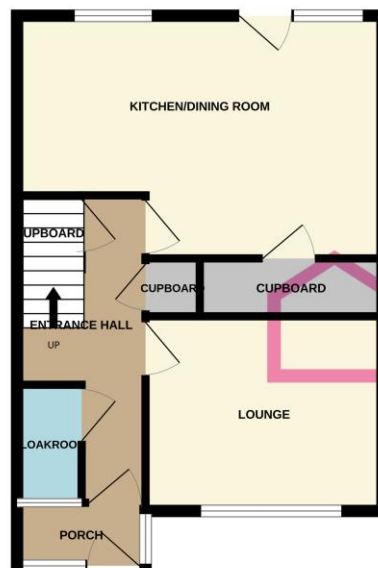
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GROUND FLOOR



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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