



£254,500

## 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](http://www.ahea.co.uk)

# £254,500


34 Rosewarn Close  
Bath  
BA2 1PB

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

 01225 463006

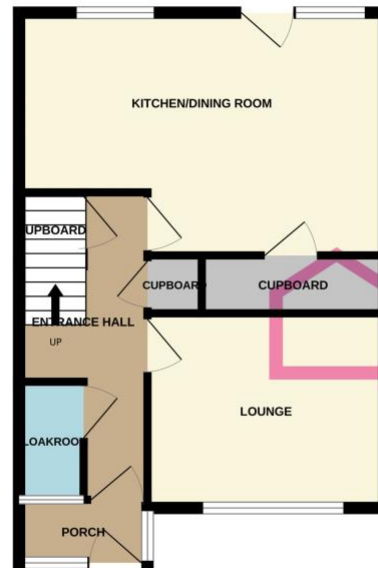
 sales@ahca.co.uk

 @at\_home\_bath

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



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.  
Made with Metropix ©2024

#### DISCLAIMER

Please note that these particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must verify their accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and planning/building regulation consents. All dimensions are approximate and quoted for guidance only. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. A801