



69a Stirtingale Road, Bath, BA2 2NG.



At a glance...

- Brand new garden apartment
- One double bedroom
- Private parking space
- Light and airy accommodation
- Oak flooring
- Gas central heating
- 10 year NHBC

Price £235,000



The property

A 'brand new' ground floor garden apartment with its own private parking space.

With light and airy accommodation this super apartment has beautiful oak flooring throughout the living and bedroom areas.

The apartment has an open-plan living room/kitchen. The kitchen area has a range of white high gloss units comprising cupboards, drawers and wall cabinets. Also included are brand new integrated appliances – cooker, hob and washing machine.

A large double bedroom has direct access onto the rear garden. The shower room has a good-sized shower



cubicle, wash basin and close coupled WC.

Outside, there is a single parking space for one vehicle at the front.

The rear garden is fully enclosed and bounded by fencing. There is a large patio area with steps rising to a further area of garden.

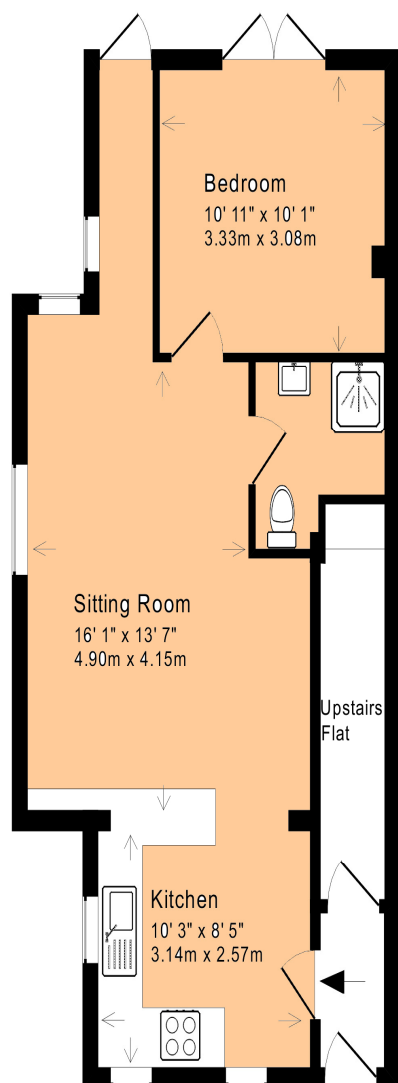
Location

Stirtingale Road is a popular family location within reach of excellent local amenities including Bear Flat, Moorland Road shopping parade and the nearby Tesco Express.

Nearby Englishcombe Lane offers superb road access to Bristol and Bath and also connects well with roads to Somerset towns and villages. There is a frequent bus service to the City.

How to get there

Leave Bath on the A367 Wells Road/Wellsway, on arriving at Bear Flat turn right into Bloomfield Road. Then take the third turning on the right into Englishcombe Lane and proceed for approximately $\frac{3}{4}$ mile and turn left onto Stirtingale Road. The property can then be found towards the end of the road on the left-hand side.



Ground Floor

Approx. Gross Internal Floor Area: 490 Sq. Ft. / 46 Sq. M
Includes Conservatories and attached Garages

For indicative purposes only.

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