



13 Long Hay Close, Bath, BA2 1EL

£250,000

At the head of the cul de sac with a corner plot garden, off street parking and views to three sides. Beautifully presented two storey accommodation of 616sqft comprising of; front sitting room, kitchen/diner, two double bedrooms and a white three piece bathroom. Enclosed 36ft x 25ft rear gardens and a gravelled hardstanding to front for one car. With modern kitchen and bathroom fittings, double glazing and GCH, this house is absolutely ready to move into straight away. Perfect first time buy or downsize option. 50yds to corner shop and bus routes and just down the hill to High St or Lower Bristol Rd amenities. Sole Agents

- 616sqft
- Two double bedrooms
- Corner plot gardens
- Off street parking
- Views to three sides



Property Description

ENTRANCE HALL Double glazed front door, radiator, cloaks area, meter/fuseboard cupboard.

SITTING ROOM Double glazed front and side windows, radiator, picture rail.

KITCHEN/DINER Double glazed rear window, double glazed door to rear garden, two understairs storage cupboards, tiled floor, dining table area, radiator, range of cream gloss base and wall units with oak worktops and inset sink unit, fitted fridge and freezer, inset AEG hob with hood over and oven under, plumbing for washing machine and slimline dishwasher, wall mounted Vaillant gas combi boiler.

LANDING Double glazed side window, loft access.

BEDROOM 1 Double glazed front window, radiator, picture rail.

BEDROOM 2 Double glazed rear window, radiator, picture rail.

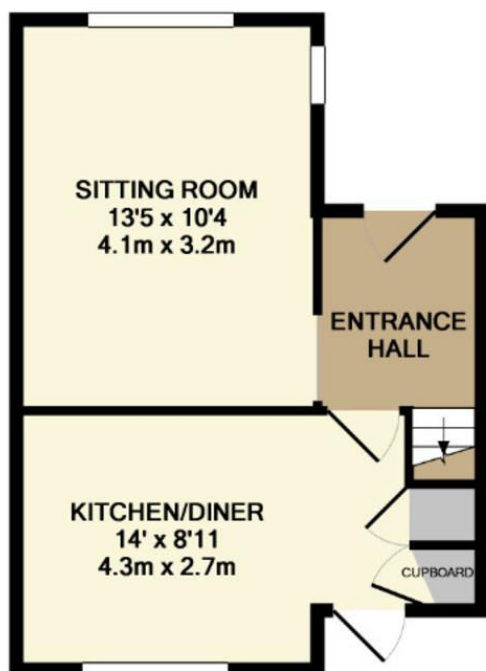
BATHROOM Double glazed side window, panelled bath with shower over, radiator, pedestal basin, low level W.C, part tiled walls, extractor fan.

REAR GARDENS East facing corner plot - 35ft x 26ft min Lawns, patio, shed, flower beds and borders. Gated side access, fences to side and rear.

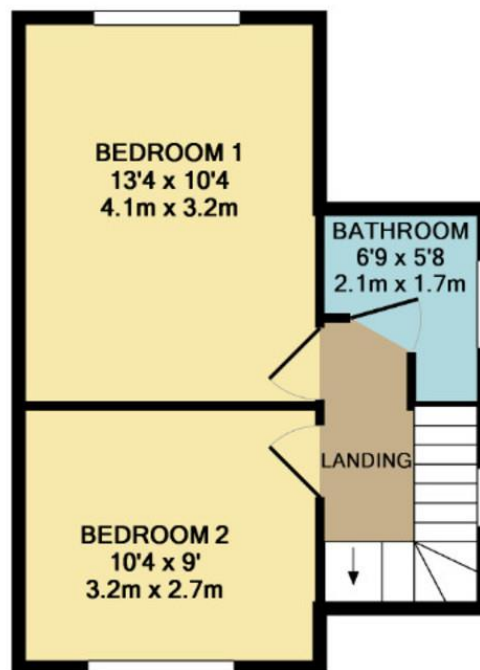
FRONT GARDEN & DRIVEWAY Wall and fences to sides. Gravelled hardstanding/off street parking for one vehicle. Shrub and flower borders.

AGENTS NOTES Constructed from the late 1930s onwards in this small estate of cul de sacs next to Innox Park, Long Hay Close is named after Long Hay Farm (and the ancient field name that predated it) which once stood on Shophouse Road opposite the entrance to Innox Park.





GROUND FLOOR
APPROX. FLOOR
AREA 308 SQ.FT.
(28.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 308 SQ.FT.
(28.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 616 SQ.FT. (57.2 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2019

Contact Details

9 Moorland Road
Oldfield Park
Bath
Avon
BA2 3PL

W: www.madisonoakley.co.uk

E: info@madisonoakley.co.uk

T: 01225 829040

Tenure

Freehold

Council Tax Band

B

Viewing Arrangements

Strictly by appointment

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements