



96 Marsden Road, Kingsway, Bath, BA2 2LQ

£250,000

A neat package of 736sqft of accommodation, garage and a beautifully tended level 48ft x 14ft garden - this 1970s two double bedroom home is quietly tucked away at the bottom of the cul de sac yet only 100yds from Englishcombe Lane bus routes. Gorgeous rear views, beautifully fitted kitchen and bathroom, double glazing and GCH in situ. Ground floor comprises of garden facing sitting/dining room, hall and modern fitted kitchen. Upstairs, you'll find two generous double bedrooms and a three piece bathroom. Well stocked rear gardens with seating area and a single garage in a nearby block. Residual of a 999yr lease, Management Fees £14 p/a

- 736sqft
- Two double bedrooms
- Garage
- 48ft x 14ft level rear gardens
- Double glazing & GCH



Property Description

PORCH Storage cupboard to side with window above.

ENTRANCE HALL Double glazed side lit front door, radiator, fuseboard, understairs cloaks alcove with storage cupboard.

KITCHEN Double glazed front window, base and wall units with inset sink/drain, inset halogen hob with hood over, fitted oven, plumbing for washing machine and dishwasher, space for tall fridge/freezer, serving hatch, radiator.

SITTING/DINING ROOM Two double glazed rear windows, double glazed door to rear garden, two radiators.

LANDING Loft access.

BEDROOM 1 Double glazed rear window, radiator.

BEDROOM 2 Double glazed front window, radiator, overstairs double cupboard.

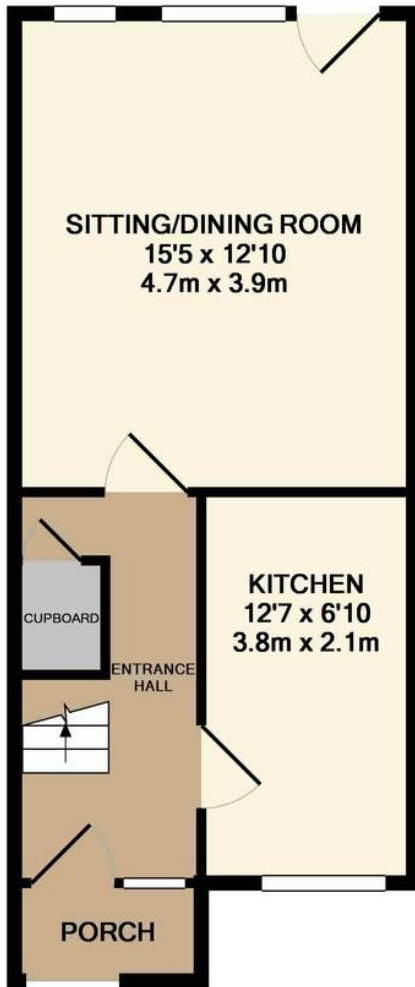
BATHROOM Panelled bath with shower over, low level W.C, handbasin inset into vanity unit, heated towel rail, extractor fan, part tiled walls.

REAR GARDENS 46ft x 14ft - east facing
Patio adjacent to property, lawn, flower borders and mature shrubs. Shed, fences to side and rear, gated rear pedestrian access.

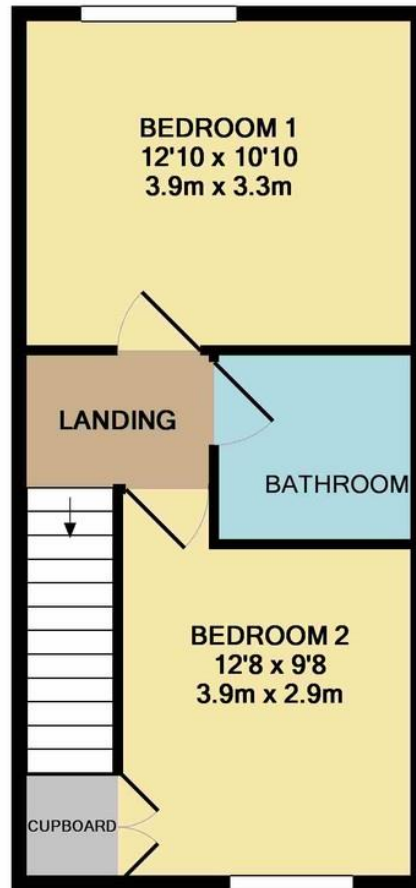
GARAGE Located in adjacent block to the north. Single garage with up and over door.

AGENTS NOTES A neat package of 736sqft of accommodation, garage and a beautifully tended level 48ft x 14ft garden - this 1970s two double bedroom home is quietly tucked away at the bottom of the cul de sac yet only 100yds from Englishcombe Lane bus routes. Gorgeous rear views, beautifully fitted kitchen and bathroom, double glazing and GCH in situ. Ground floor comprises of garden facing sitting/dining room, hall and modern fitted kitchen. Upstairs, you'll find two generous double bedrooms and a three piece bathroom. Well stocked rear gardens with seating area and a single garage in a nearby block.





GROUND FLOOR
APPROX. FLOOR
AREA 378 SQ.FT.
(35.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 359 SQ.FT.
(33.3 SQ.M.)



TOTAL APPROX. FLOOR AREA 736 SQ.FT. (68.4 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
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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

Tenure

Leasehold

Council Tax Band

C

Viewing Arrangements

Strictly by appointment