



12 Eleanor Close, Twerton, Bath, BA2 1QL

£225,000

A beautifully kept 670sqft semi detached two double bedroom no chain house at the end of the cul de sac with views across to Lansdown. Meticulously maintained with recent double glazing and GCH. Generous landscaped south facing rear gardens. Full depth dual aspect sitting/dining room, modern kitchen, white three piece bathroom and two double bedrooms. Side workshop and store offering further potential for accommodation expansion. Ideal first time Bath home. Sole Agents

- 670sqft
- Two double bedrooms
- South facing gardens
- End of cul de sac location
- Double glazing & GCH



Property Description

AGENTS NOTES Eleanor Close is a quiet cul de sac off Wedgewood Road, curving down across the hillside adjacent to Bath City Farm fields. There is foot access to Poolemead Road via Linley Close which leads down to High St shops, although there is also a small local convenience store and post office next to the bus stop on Wedgewood Road 200yds to the south.

ENTRANCE HALL Double glazed front door, radiator, cloaks area, stairs to first floor with storage cupboard under.

SITTING/DINING ROOM Double glazed front and rear windows, radiator, fireplace with inset gas fire.

KITCHEN Double glazed rear window, double glazed door to rear garden, pantry cupboard, base and wall units with worktops and inset sink/drainers, cooker/gas point, plumbing for washing machine, wall mounted Worcester gas combination boiler, space for tall fridge/freezer, part tiled walls.

LANDING Double glazed side window, loft access.

BEDROOM 1 Double glazed front window, radiator, overstairs storage cupboard, linen cupboard.

BEDROOM 2 Double glazed rear window, radiator.

BATHROOM Double glazed rear window, panelled bath with electric shower over, pedestal basin, low level W.C., heated towel rail, fully tiled walls.

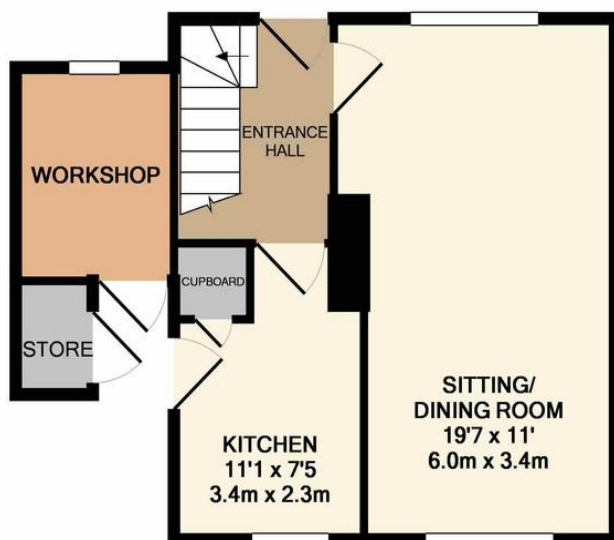
REAR GARDEN 68ft x 31ft - south facing

Patio adjacent to property with gated side access to front gardens, two terraces of lawns and a further shrub border terrace. Side flower beds. Hedges and fences to side and rear.

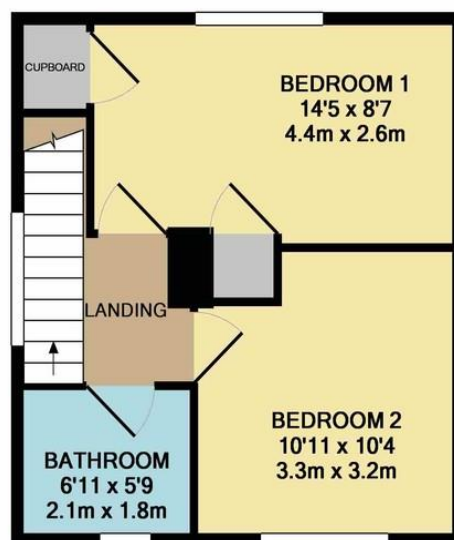
WORKSHOP & STORE Workshop - front window, light and power - 8ft x 6ft2

Store - storage area with shelving - 4ft3 x 3ft





GROUND FLOOR
APPROX. FLOOR
AREA 396 SQ.FT.
(36.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 335 SQ.FT.
(31.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 731 SQ.FT. (67.9 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
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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