



@Home
ESTATE AGENTS

£275,000

Langdon Road, Bath

An excellent opportunity to acquire this modern 2 bedroomed terraced home situated in a popular residential location with some stunning far reaching views. The spacious and well-appointed accommodation boasts gas central heating, double glazing, refitted kitchen & bathroom, large conservatory, landscaped gardens, off road parking and garage.

Energy Efficiency Rating: D



An excellent opportunity to acquire this well maintained, modern 2 bedroomed terraced home situated in a popular residential location on the southern slopes of Bath, with some far reaching views. The spacious accommodation boasts gas heating, double glazing, large conservatory, refitted kitchen & bathroom, landscaped gardens, off road parking and garage. This well kept home comprises: - Entrance hall, lounge, kitchen/diner, full length conservatory, 2 bedrooms and upstairs bathroom. An early inspection is highly recommended to more fully appreciate this lovely family home. Phone 01225 463006 to make an internal appointment.

Entrance Hall:

Entered via front door, coat hanging area, under stairs storage cupboard, glazed door to: -

Lounge: 4.60m x 3.35m

Two double glazed windows to the rear aspect, double panel radiator, TV point, stairs raising to first floor level, circular double glazed window to front aspect, glazed door to: -

Kitchen/Diner: 4.20m x 2.47m

Modern fitted kitchen with range of white base level cupboards and draws with matching wall units, fitted work surfaces with inset gas hob, eye level electric oven, space for fridge freezer, plumbing for washing machine and dishwasher, 1 1/2 bowl ceramic sink unit with swan neck mixer tap over, 'Opia' gas central heating boiler, double glazed window to front aspect. Radiator and area for dining table, double glazed sliding patio doors to: -

Conservatory: 7.04m x 2.27m

Full length conservatory with double panel radiator, fitted light and power points, double glazed windows to side and rear aspects, polycarbonate roof, double glazed sliding patio doors to rear garden.

First Floor Landing:

Double glazed window to front aspect, access to loft, airing cupboard with hot water tank, doors to: -

Bedroom One: 3.71m x 3.28m

Double glazed window to rear aspect with views over rear garden and beyond, radiator, over stairs wardrobe.

Bedroom Two: 2.48m x 2.39m

Double glazed window to rear aspect, radiator, fitted wardrobes.

Bathroom:

White suite of panelled bath with mixer tap and shower attachment, glazed splash screen, wash hand basin with mixer tap, low flush WC with

concealed system, tiled walls, radiator, shaver socket, double glazed window to front aspect.

Garage/ Parking

Single garage with up and over door with parking space to the front.

Rear Garden:

Landscaped rear garden with patio area, lawn and mature shrubs giving privacy, gated rear access.

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

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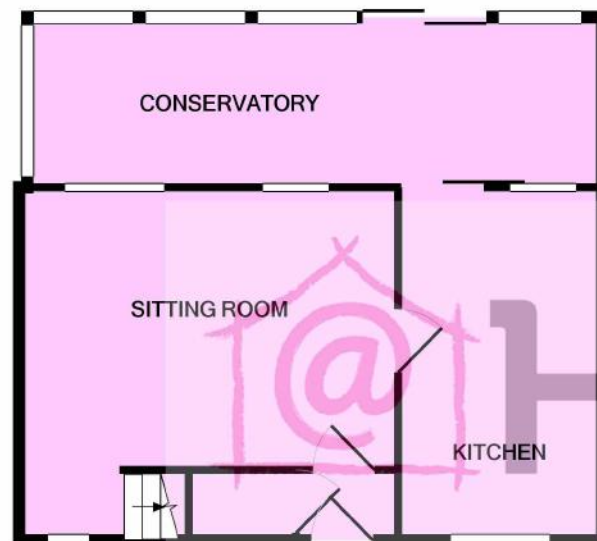
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branch or go online
to book your
viewing.

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GROUND FLOOR



1ST FLOOR

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Whilst every attempt has been made to ensure the accuracy of the floor plan 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
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