





At a glance:

- Semi-detached family home
- Three bedrooms
- Off street parking for up to 3 cars
- Double aspect reception/dining room
- Views looking over Bath
- Great local transport into the City Centre
- Possible room for extending (SSTP)

A well presented three bedroom semi detached family home with parking up to 3 cars in the south slopes of Bath including front, side and rear gardens. Potential space to extend the property but subject to normal planning permissions.

Energy Efficiency Rating D.



Full Description:

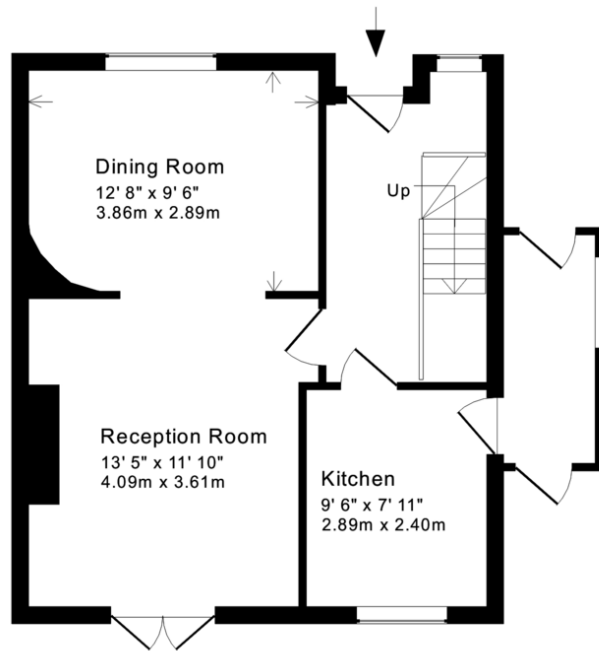
A three bedroom semi detached property on a generous corner plot with off street parking for up to 3/4 cars.

The semi detached property sits on a corner plot with accommodation over two floors. The property is approached through an attractive front garden with generous driveway parking to the side.

Once inside, you enter into the deceptively spacious entrance hall. With stairs in front leading to the first floor and a door to the right gives you access to the open plan reception/dining room. You have dual aspect natural lighting with patio doors leading directly out to the garden at the rear and city views from the front dining area.

At the back of the entrance hall you come to the u-shaped kitchen with views to the garden. There is a range of floor and wall cupboards, plumbing for washing machine or dishwasher, sink with drainer, electric oven, gas hob and ext fan. A handy utility room off the kitchen offers further storage space and plumbing for a washing machine.

Upstairs the open landing leads to two double bedrooms, a single bedroom and a family bathroom with jacuzzi bath with shower over top. The front bedrooms you can admire the better views across the city of Bath and even see some of landmarks in the city

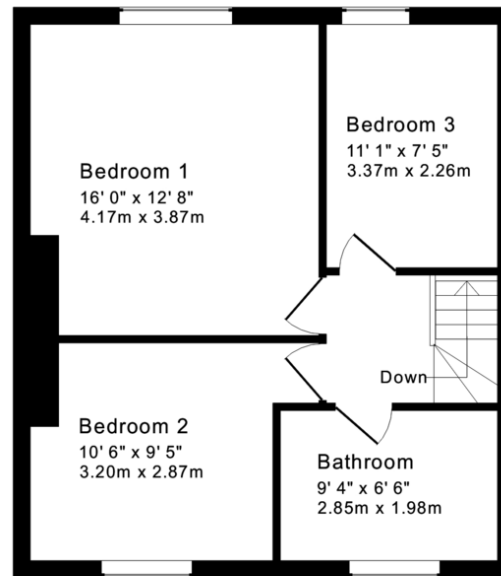


Ground Floor

Approx. Gross Internal Floor Area: 955 Sq. Ft. / 88 Sq. M
Excludes Side Porch

For indicative purposes only.

Copyright Jemesis Ltd 2020 0542



First Floor



The gardens wrap includes front, rear and side gardens. The front garden you have a path leading to the front door and a range of lawned areas with plants and shrub borders. To the side you enough parking for up to 3 cars and there is also plenty of room to extend the property subject to planning permission. The rear garden is bordered by fence, a large patio area comes directly from the house and a further lawned area continues. The current vendors have fenced off another area to the back of the garden.

The Oval is positioned to the north of Oldfield Park. There is a recreational area within The Oval and the Sandpits play park is within 0.2 miles. There are a host of local amenities available at Moorland Road including Oldfield Park train station, within a mile of the property. Amenities on Bear Flat are within 1.1 miles. Local schools include Oldfield Park and Moorlands primaries and Beechen Cliff and Hayesfield secondaries.

Transport links include the bath to Bristol rail service just 12

Specification:

Measurements - All dimensions are approximate. Fixtures, Fittings & Appliances - The mention of any appliances, fixtures, fittings &/or appliances does not imply they are in full efficient working order. Internal Photographs - Items shown in photographs are not included unless specifically mentioned within the details. They may be available by separate negotiation.

Disclaimer:

Drawings/Sketches/Floor Plans - For general guidance only and is not to scale. General Disclaimer - Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed.

- a.** 1 Hayes Place, Bath, BA2 4QW
- e.** sales@bathstoneproperty.com