





At a glance:

- Three/Four bedroom home
- A perfect family home or HMO
- Brand new kitchen and appliances
- Recently re-plastered and painted
- Easy maintenance garden
- Access to local parks close by
- Good transport links in and out of the city



Are you looking for the next family home or HMO? Hazel Grove has recently had a brand new kitchen installed and redecorated throughout. Perfect for anyone looking to move straight in to their new home.

Energy Efficiency Rating C.



Full Description:

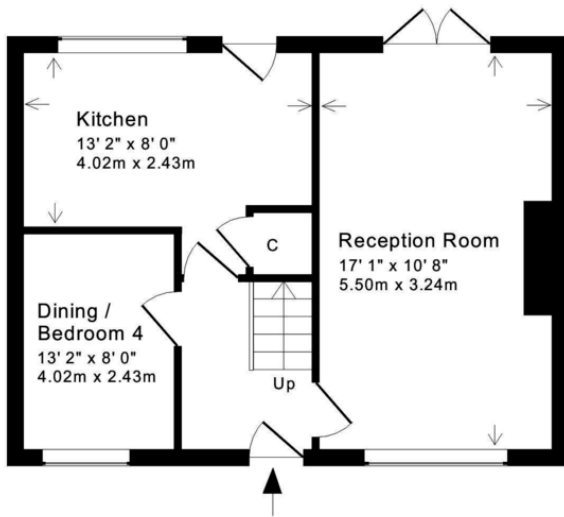
If your looking for a family home or an investment, Hazel Grove can offer you best of both worlds. The current property has been previously used as a student HMO until recently.

The current owner has now decided to sell, but before marketing the property, a brand new kitchen has been installed with new appliances as well as a full redecoration throughout the property.

As you enter the property you come into the entrance hall with stairs in front leading to the first floor. To the right you have the double aspect reception room including a working fireplace (currently blocked off). This particular room is a good size offering plenty of natural light.

To the left-hand side of the entrance hall you have the fourth bedroom/dining room. You could create a larger space by opening this area into the kitchen to make a nice open plan kitchen/dining room or the space could even be used as a home office/study.

The kitchen at the back of the property has very recently been fitted and not used so far. With a range of floor and ceiling cupboards, brand new

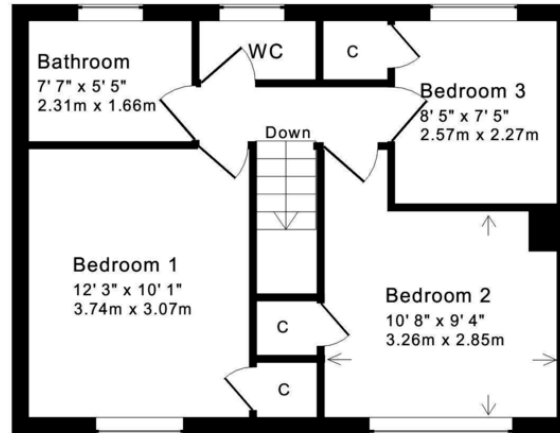


Ground Floor

Approx. Gross Internal Floor Area: 875 Sq. Ft. / 81 Sq. M
Includes Conservatories and attached Garages

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First Floor

oven, hob and dishwasher all neatly installed. There is also a twin sink with drainer, extractor fan, plumbing for washing machine and tumble dryer, the kitchen offers everything you need.

Leading upstairs to the landing you have two great size double bedrooms with both of them including a built in wardrobe, The third bedroom is a single and also includes another built in cupboard space. The bathroom includes a panelled bath with shower over the top and a separate wc can be found on the landing.

The back of the property offers a easy maintenance rear garden mostly laid with patio, some pebbled areas and a small pond. You can gain direct access straight out on to the playing field through the rear gate.

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.

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