





At a glance:

- Three double bedrooms
- Mid terraced house
- Off street parking for up to 3 cars
- Modern kitchen with built in utilities
- South/West facing garden
- Local schools close by
- Good local transport in and out the city

Old Fosse Road offers an all double bedroom extended family home with off street parking and some amazing countryside walks on your doorstep. With local amenities and bus services all close by giving you access to the city centre of surrounding areas.

Energy Efficiency Rating D.



Full Description:

This large and spacious 1970s terraced house stands in modern decorative order and benefits from gas central heating and double glazing.

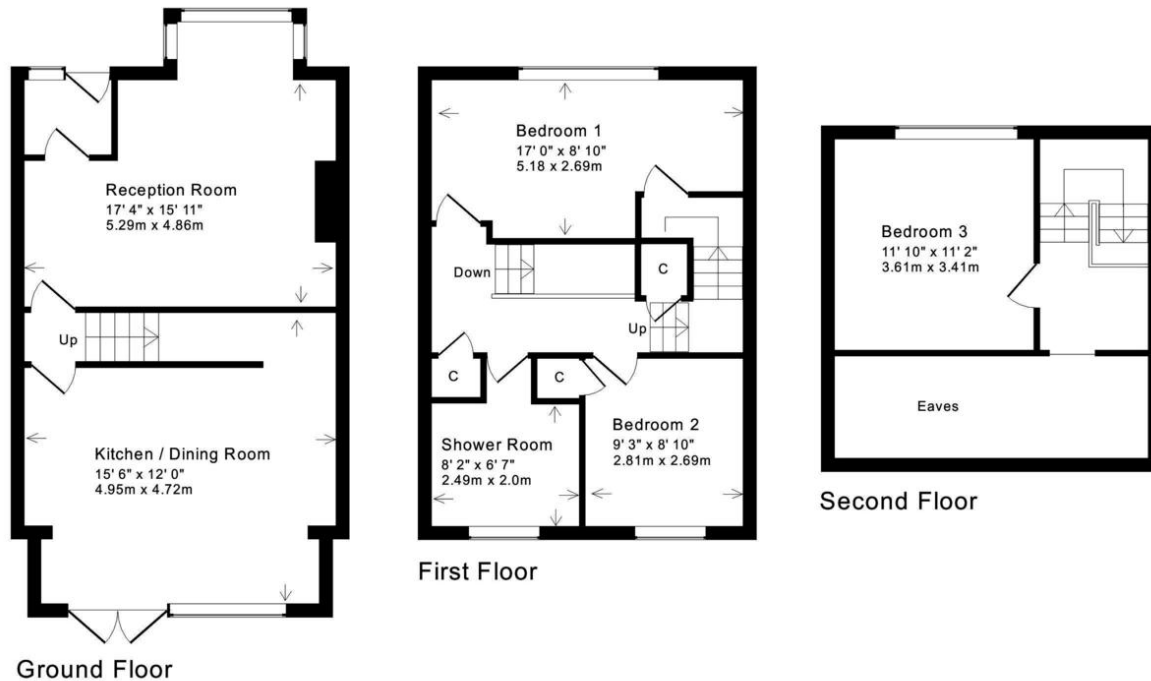
A part-glazed front door leads into an entrance hall with ample space for coats and shoes. The sitting room is at the front of the house and has a large square bay feature window. There is an attractive fireplace with gas fire, with arched alcoves to either side.

At the back of the house, which enjoys a westerly aspect, is a large and extended kitchen/dining room. There is a range of modern kitchen units comprising of cupboards and drawers, an integrated waist-high oven, inset hob, built in microwave and a large island with further storage. French doors open onto the decking and rear garden.

At first floor level, the house has two bedrooms and the family shower room. The back bedroom is the main bedroom and has a built-in wardrobe. The second bedroom on this floor is the smallest bedroom and is a small double. The modern shower room includes a large walk in shower, wash basin and WC.

The second floor has the second main double bedroom and a westerly aspect with views towards Bristol Airport and the Chew Valley. At the top of the landing the current owner has a desk set up and you can also gain access to the eaves storage.





Ground Floor

Approx. Gross Internal Floor Area: 1,170 Sq. Ft. / 109 Sq. M
Includes Conservatories and attached Garages

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First Floor

Second Floor

To the front of the property is an attractive, cobbled, parking bay for two vehicles.

The rear garden enjoys a westerly aspect and is bounded with tall lapwood fencing. Immediately adjacent to the property is a two levelled deck area with ample space for table and chairs and the remaining garden is laid to lawn. There is a large workshop/storage unit or alternatively space for a garage upon obtaining the required, necessary permissions.

Beyond the garden is an area called "The Paddock" which is a gated and fully enclosed tarmacked parking area. This area is owned jointly with the owners of number 45 and two of the adjoining properties.

There are a range of shopping facilities within walking distance of this property that include a Co-op supermarket, fish and chip shop, newsagents in Upper Bloomfield Road, whilst a little further along on the crossroads of Frome Road is another newsagents, bakers and launderette. A short drive away is a large Sainsbury's supermarket.

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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