



£359,950

Livingstone Road, Bath. BA2.

Home Estate Agents are favoured with the instructions to market this spacious two bedroom end of terraced house situated close to all local amenities within Moorland Road. The sizeable property enjoys a large corner plot with good frontage and spacious rear gardens, ideal, subject to the normal planning permissions to extend.

Energy Efficiency Rating: TBC



Home Estate Agents are favoured with the instructions to market this spacious two double bedroom end of terraced house situated close to all local amenities within Moorland Road.

The sizeable property enjoys a large corner plot with good frontage and spacious rear gardens, ideal, subject to the normal planning permissions to extend. The accommodation briefly comprises:- Entrance Hall, lounge, dining room, kitchen, lean-to utility room, 2 double bedrooms and upstairs bathroom.

The property is ideally located for local schooling, Oldfield Park Train Station and also a level walk to the city centre.

An early inspection is advised.

Entrance Hall

Entered via replacement front door, radiator, stairs rising to first floor level, door to:-

Dining Room: 3.71m x 3.68m

Double glazed window to side aspect, radiator, understairs cupboard, door to kitchen and access to:-

Lounge: 4.29m x 3.48m

Feature fireplace with inset 'living flame' gas fire. Double glazed bay window to front aspect, coving and picture rails, radiator.

Kitchen 3.66m x 2.24m

Fitted kitchen with one and a half bowl ceramic sink unit with mixer tap over, range of base level and wall units, fitted Rangemaster with matching canopy hood over, recessed lighting, double glazed window to rear aspect and window to side aspect, radiator, replacement door to:-

Utility Room

Plumbing for washing machine, glazing to side and rear and door to rear.

First Floor Landing

Access to loft, airing cupboard with Vaillant gas combi boiler, doors to:-

Bedroom: 4.67m x 3.43m

Double glazed window to front aspect, radiator, coving.

Bedroom: 3.70m x 2.80m

Double glazed window to rear aspect, radiator.

Bathroom

White suite of panelled bath with mixer tap, wash hand basin, low flush WC, chrome towel radiator, tiled splash backs, separate shower cubicle with mixer shower and tray.

Front Garden

Long front garden (approximately 23m) laid to low maintenance shingle with path to front door, gated side access to:-

Rear Garden

Most spacious rear garden (approximately 16.5m x 13m) laid to lawn with small patio area, timber fencing to all sides.

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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Call now, visit us in
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to book your viewing.

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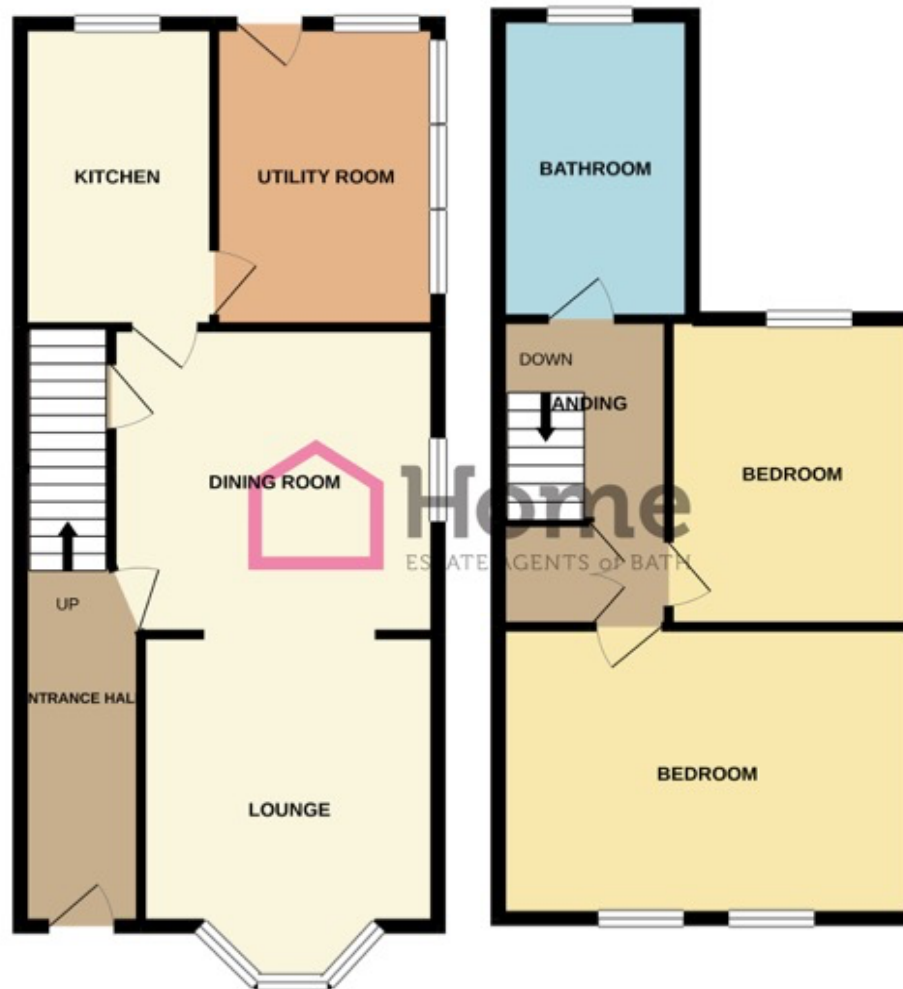
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Bath, BA2 3PL



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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 is given.

DISCLAIMER

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