



£385,000

Price Guide

Energy Efficiency Rating: TBC

Claude Avenue, Bath, BA2 1AG.

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An excellent opportunity has arisen to purchase this utterly superb bay fronted two double bedroom end terraced property situated in a highly sought after location. The benefits include gas heating, double glazing and an abundance of period character. The property briefly comprises of a lounge, dining room, kitchen, utility room, conservatory, two double bedrooms and a bathroom. Externally there is a low maintenance front garden. To the rear there is a very well proportioned and secluded garden leading down to a secure garage. The shops and café of Moorland Road, Oldfield Park Junior School, allotments and cycle track are within close proximity. The property offers very good access to the city centre, University bus routes and trains to Bristol beyond. Early viewings advised.

Entrance Lobby

UPVC part double glazed door with stained glass to front aspect. UPVC double glazed window over, cornicing, ornamental tiled floor.

Entrance Hall:

Radiator, electric meter and fuse box, cornicing ornamental plaster work, stripped wooden floorboards.

Lounge: 4.23m x 3.509m

UPVC double glazed bay window to front aspect, 3x radiators, period style fireplace, ornamental plasterwork and ceiling cornice, built in shelving, stripped wooden floorboards.

Dining Room: 4.80m x 3.59m

UPVC double glazed window to rear aspect, radiator, built in shelving, stripped wooden floorboards, stairs rising to first floor landing.

Kitchen: 2.38m x 3.68m

UPVC double glazed window to rear aspect, UPVC double glazed window to side aspect, radiator. Range of base and wall mounted units, stainless steel sink drainer unit with mixer tap, tiled splashbacks, stone floor tiles.

Utility Room:

Worcester gas boiler, wash basin within vanity unit, WC, plumbing for washing machine, stone floor tiles.

Conservatory:

UPVC double glazed door to rear aspect, UPVC double glazed windows to rear aspect, UPVC double glazed window to side aspect, radiator.

Lobby:

Single glazed door to side aspect, single glazed circular windows, stone floor tiles.

First Floor Landing:

Period style banister, loft access, built in cupboard, doors to all rooms.

Bedroom One: 4.79m x 4.24m UPVC double glazed bay window to front aspect, 3x radiators, 2x built in cupboards, cornicing, pleasant aspect towards street, spectacular views towards Lansdown.

Bedroom Two: 3.59m x 3.15m UPVC double glazed window to rear aspect, radiator, built in shelving, pleasant aspect towards Bear Flat.

Bathroom:

UPVC double glazed window to rear aspect, radiator, pedestal wash basin, panelled bath, WC, shower cubicle with Mira attachment, wall tiles, views towards Ascension Church.

Garage:

Secure garage with double doors and electrical connection.

Front Garden:

Ornamental tiled path and gate posts leading to a low maintenance garden with mature hedges, gas meter.

Rear Garden:

Secluded rear garden with areas of lawn and patio. Allotment area, flower beds and shrubs.

For further details or to arrange an internal inspection, please contact us on 01225 463006 or email us on sales@ahea.co.uk

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