



£315,000

## Cynthia Rd, Bath. BA2 3QQ.

A rare opportunity has arisen to purchase this period, double bay fronted terrace home situated in the heart of Oldfield Park offering uninterrupted views of the city of Bath. The property is in need of upgrading throughout, set over 3 floors and close to all local amenities in Moorland Road. Once updated, this property would offer a stunning family home.

Energy Efficiency Rating: E





@ Home Estate Agents are most pleased to offer this period, double bay fronted terraced home set over 3 floors, enjoying stunning views to the rear elevation. The property is in need of a full makeover but would on completion of works offer a stunning family home close to all amenities in Moorland Road. The sizable accommodation briefly comprises : Entrance hall, lounge, dining room, kitchen, utility area (ideal for conversion into the kitchen area, subject to the normal regulations). On the first floor there are 2 bedrooms and work room (originally a bedroom) with WC and an additional large loft room on the floor above. There are manageable gardens to front and rear and, as previously stated, stunning views of the city from the loft room. The property is offered with no onward chain, so an early internal inspection is highly recommended.

Phone 01225 463006 or email us on [sales@ahea.co.uk](mailto:sales@ahea.co.uk)

#### **Entrance Porch:**

Entered via double glazed front door. Coved cornices and wooden panelled walls. Doors to:-

#### **Entrance Hall**

Radiator. Stairs rising to first floor landing. Electric meter. Understairs cupboard and fitted walk in cupboard. Door to:-

#### **Dining Room: 3.65m x 2.67m**

Fitted gas fire (not tested). Radiator. Double glazed window to rear aspect. Sliding doors to:-

#### **Lounge: 4.48m x 3.21m**

Double glazed bay window to front aspect. Fitted gas fire with back boiler (not tested). Radiator. Shelving and window seat.

#### **Kitchen: 2.93m x 2.40m**

Single drainer stainless steel sink unit with a range of floor and wall cupboards. Gas cooker point. Radiator. Fitted work surfaces. Door to utility room and door to:-

#### **Lobby**

Window to side aspect and door to:-

#### **Bathroom**

White suite of panelled bath. Low flush WC. Wash hand basin. Separate shower cubicle with mixer shower. Radiator. Window to side aspect.

#### **Utility Room:**

Space for washing machine. Doors to rear garden.

#### **First Floor Landing**

Stairs rising to 2<sup>nd</sup> floor landing. Storage cupboards. Radiator.

#### **Bedroom: 4.50m x 2.65m**

Double glazed bay window to front aspect. Radiator. Airing cupboard with hot water tank.

#### **Bedroom: 3.65m x 2.68m**

Double glazed window to rear aspect. Radiator. Wash hand basin. Fitted cupboards.

#### **Work Room: 2.42m x 1.97m**

Radiator. Window to rear aspect. (originally a bedroom)

#### **Separate WC**

Low flush WC

#### **Loft Bedroom: 3.73m x 3.46m**

Stunning city views. Under eaves storage. (awaiting building reg confirmation)

#### **Front Garden**

Small front garden with retaining wall. Gate and path to front door.

#### **Rear Garden**

Rear garden with outside stores. Gated rear access.

*For further details or to arrange an internal inspection, please contact us on 01225 463006 or email us on [sales@ahea.co.uk](mailto:sales@ahea.co.uk)*

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33 Cynthia Road,  
Bath,  
BA2 3QQ.

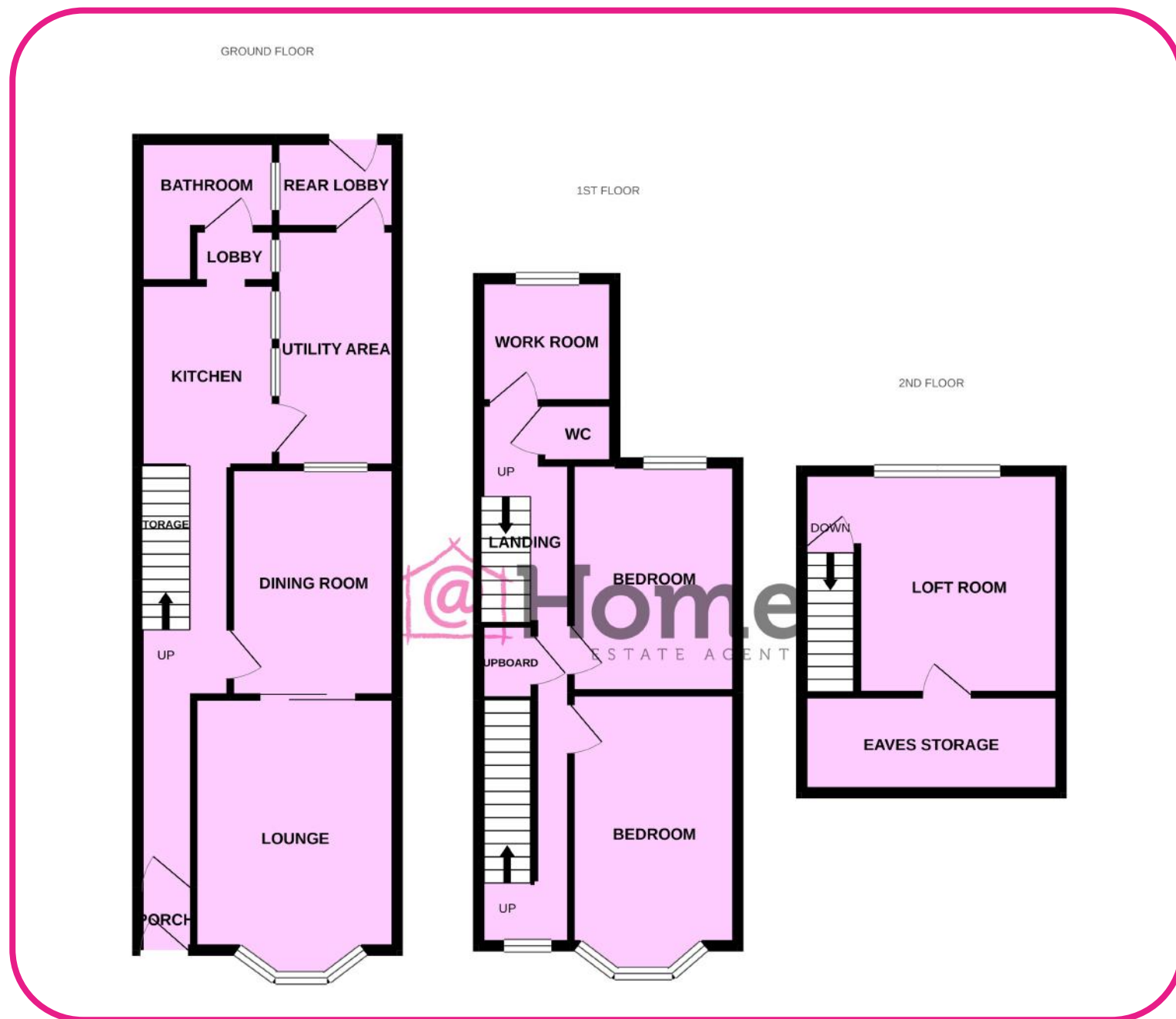
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branch or go online  
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✉️ [sales@ahea.co.uk](mailto:sales@ahea.co.uk)

🐦 [@at\\_home\\_bath](https://twitter.com/at_home_bath)

📍 @Home Estate Agents  
13 Moorland Road,  
Bath, BA2 3PL



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