



@Home

£260,000

Haycombe Drive, Bath. BA2 1PG.

@Home Estate Agents are pleased to offer this spacious 3 bedroom stone built family home, offering an excellent sized plot and rear garden. The benefits include gas heating, double glazing, sizable conservatory with downstairs WC and separate utility room.

Energy Efficiency Rating: D



@Home Estate Agents are pleased to offer this spacious 3 bedroom stone built family home, offering an excellent sized plot and rear garden. The benefits include gas heating, double glazing, sizable conservatory with downstairs WC and separate utility room. Upstairs there are 3 good sized bedrooms together with a shower room. There are local shopping facilities close by in Mount Road, together with schooling and good access onto Bristol and easy access to local bus services. An early inspection is advised.

Entrance Hall

Entered via replacement front door. Radiator. Stairs rising to first floor landing. Glazed door to: -

Lounge: 4.40m x 3.50m

Fireplace with hearth and mantelpiece. Radiator. TV point. Double glazed double doors to:-

Conservatory: 3.40m x 3.20m

Double glazed conservatory with laminate flooring. Double glazed double doors to rear garden.

Kitchen: 3.10m x 2.50m

Modern fitted kitchen with 1 ½ bowl polycarbonate sink unit with mixer tap over. Range of base level and wall units. Electric cooker point. Fitted work surfaces. Tiled walls and flooring. Worcester gas combi boiler. Double glazed windows to front and side aspect.

WC

White low flush WC. Tiled walls. Radiator. Double glazed window to side aspect.

Utility Room: 2.50m x 1.40m

Place for washing machine. Double glazed window to side aspect. Replacement door to side.

First Floor Landing

Double glazed window to front aspect. Radiator. Doors to:-

Bedroom: 3.50m x 3.00m

Double glazed window to rear aspect. Fitted cupboards. Radiator. Fireplace. Fitted picture rails.

Bedroom: 3.40m x 3.10m

Double glazed window to front aspect. Radiator. Fitted picture rails. Cupboard.

Bedroom: 3.50m x 2.40m

Double glazed window to front aspect. Radiator. Fitted cupboards. Access to loft.

Shower Room

Shower cubicle with mixer shower. Low flush WC. Wash hand basin. Radiator. Tiled walls. Double glazed window to side aspect.

Parking

Within road.

Front Garden

Good sized front garden laid to lawn and stone chippings. Mature hedging. Gated side access to: -

Rear Garden

Large rear garden laid to lawn and stone chippings. Flower boards and patio area. Attached outside stores. Gated access to the rear.

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

www.ahaea.co.uk

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33 Haycombe Drive,
Bath,
BA2 1PG.

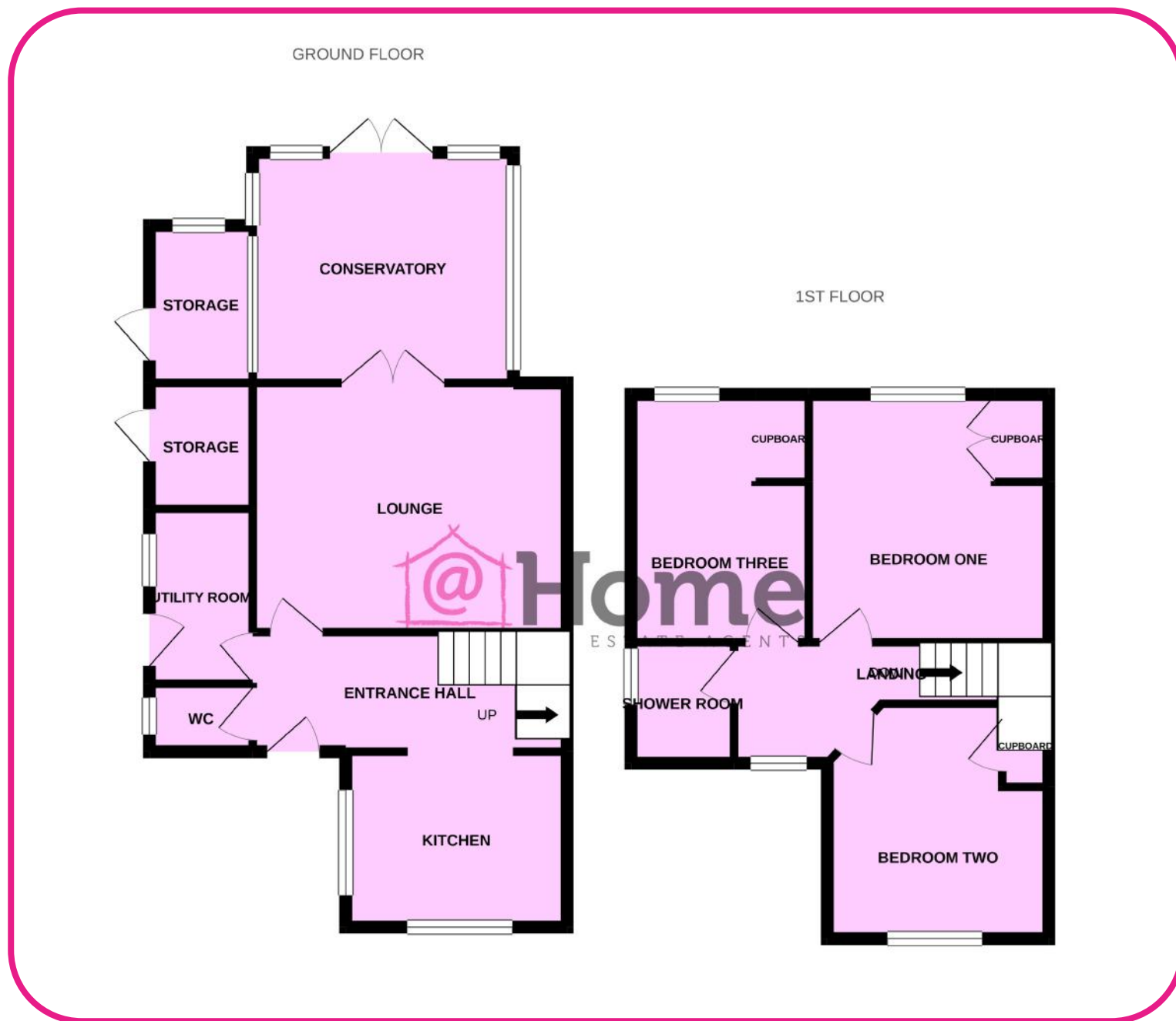
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branch or go online
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 sales@ahea.co.uk

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



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