



@Home

£350,000

Energy Efficiency Rating: D

Dorset Street, Bath. BA2 3RA.

@Home Estate Agents are favoured with the instructions to market this spacious and fully upgraded, 2 bedroom mid-terraced period property ideally located in Oldfield Park. The property boasts a large kitchen/breakfast room, separate dining room and cosy sitting room to the front. Upstairs there are 2 double bedrooms with fitted cupboards/wardrobes and a fully upgraded bathroom on the ground floor.



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The property boasts a large kitchen/breakfast room, separate dining room and cosy sitting room to the front. Upstairs there are 2 double bedrooms with fitted cupboards/wardrobes, with a fully upgraded bathroom on the ground floor. The home offers excellent access to the local train station, amenities within Oldfield Park and flat, easy walking access to the city centre. The further benefits include landscaped rear gardens, gas heating, double glazing and good-sized cellar/basement.

Entrance Porch

Entered via ½ glazed hardwood front door. Wainscoted walls with ½ glazed door to: -

Entrance Hall

Large under stairs cupboard with access and steps to the cellar/basement. Coat hanging area. ½ glazed door to: -

Dining Room: 3.89m x 3.61m

Stripped floorboards. Radiator. Stairs rising to first floor landing. Wainscoted walls. Access through to kitchen and access to: -

Lounge: 3.64m x 3.58m

Double glazed sash window to front aspect. Wall mounted gas fire with back boiler serving central heating and hot water. Stripped wooden floorboards. Painted wainscoting. TV point.

Kitchen: 4.64m x 2.95m

Spacious kitchen/breakfast room with full range of base level cupboards and drawers and matching wall units. Fitted work surfaces with tiled splashbacks. Space for gas cooker and fridge freezer. Fitted extractor fan. Double glazed roof. Space for dishwasher. Ornate radiator. Quarry tiled flooring. Double glazed double doors with side

panel to rear. Utility area with space for washing machine. Fitted cat flap. Further storage cupboard and wooden panelled door to: -

Bathroom

Upgraded suite of 'Whirlpool' jacuzzi shower bath with mixer shower over and glazed splash screen. Wash hand basin with mixer tap with drawers under. Low flush WC with concealed cistern. Extractor fan. Fitted mirrors with storage behind. Recessed LED down lights. Tiled walls. Under floor heating. Chrome towel radiator. Double glazed window to side aspect.

First Floor Landing

Access to loft. Recessed LED lighting. Wooden panelled doors to: -

Bedroom: 4.34m x 3.73m

2 x double glazed sash windows to front aspect. Radiator. Fitted wardrobes with top boxes. Stripped wooden floorboards.

Bedroom: 3.63m x 3.29m

Double glazed window to rear aspect. Stripped floorboards. Recessed wardrobe with top box. Painted wainscoted wall. Airing cupboard with hot water tank. Fitted shelving. Radiator.

Parking

Within the road.

Front Garden

Retaining front wall with gate and path to front door. Low maintenance front garden laid to stone chippings and mature shrubs.

Rear Garden

Landscaped rear gardens with raised patio with steps down to further shingled and slabbed patio area. An abundance of mature shrubs and ornamental trees and climbers. Fitted timber bench and lighting. Steps down to rear gated access. Solid block walls to side and rear.

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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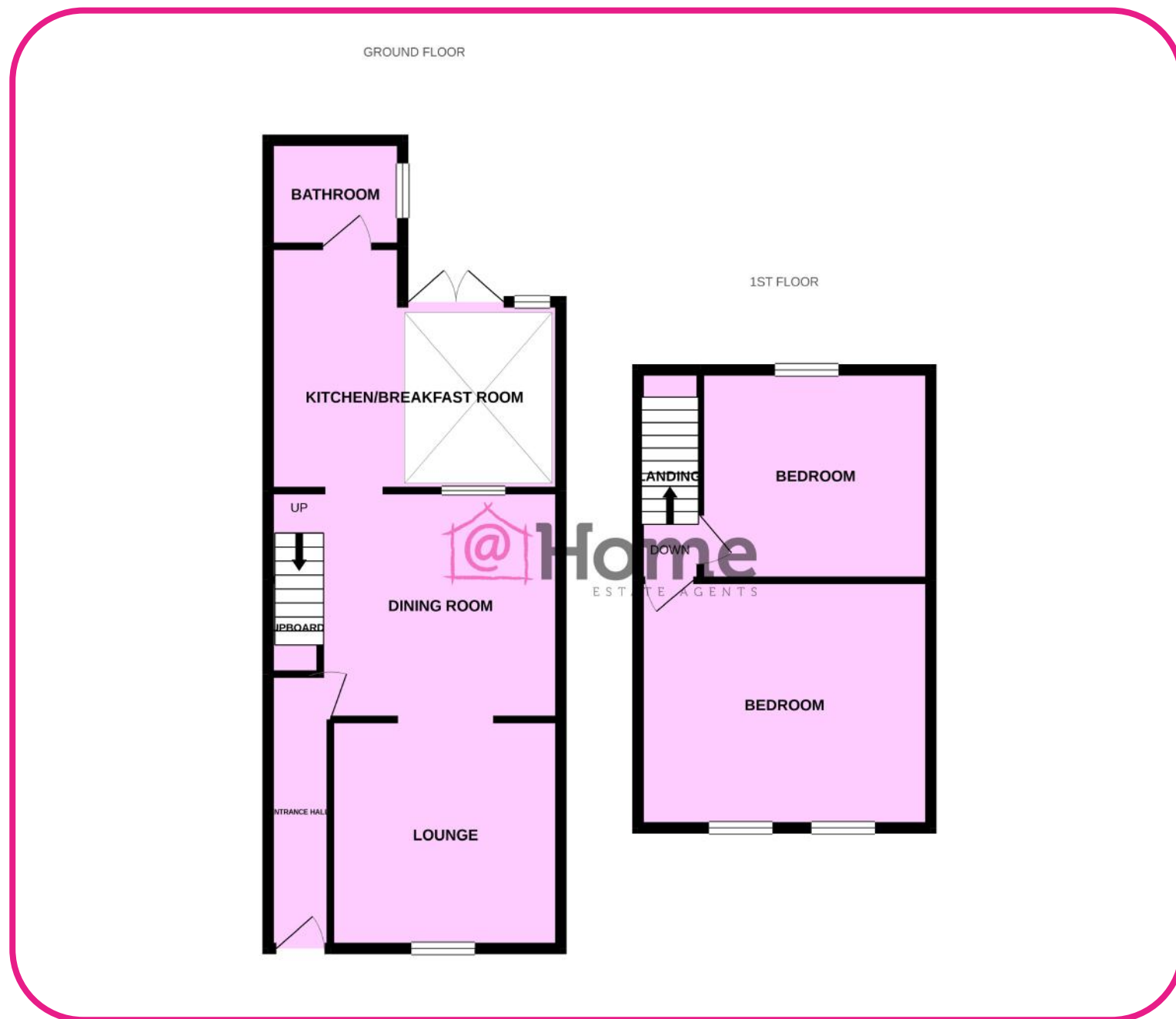
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