



- A substantial and immaculately presented natural stone property
- Separate sitting to front with the option of an open fireplace
- Roomy second lounge / dining room with feature log burner
- Attractive fitted kitchen with a good range of units and hard wood, work tops
- Ground floor fully tiled bathroom with shower over bath
- Three good sized bedrooms. Gas central heating and double glazing
- Private parking, garage and fully enclosed approx. 130-foot garden

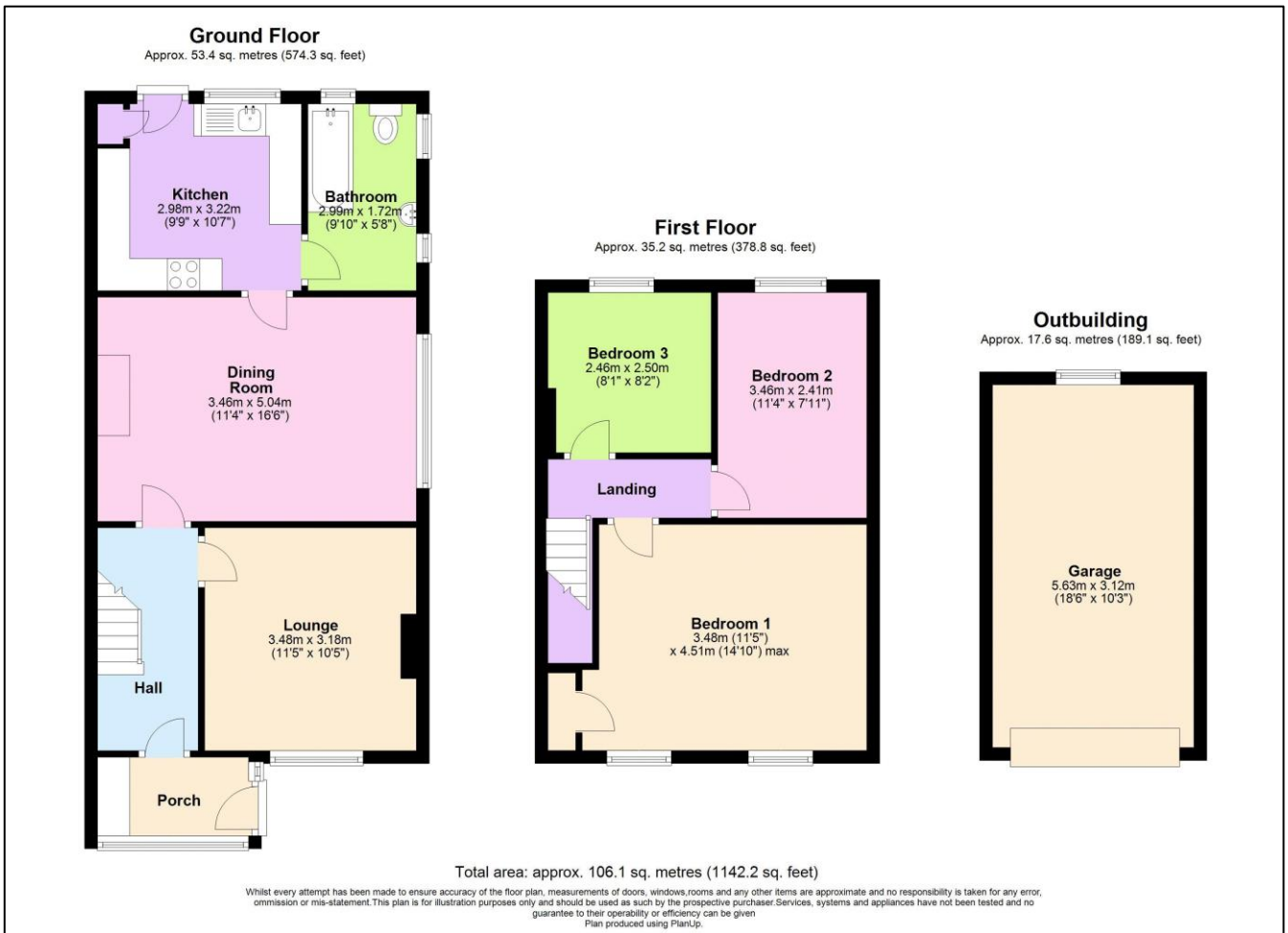


An immaculately presented natural stone end of terrace house with a large and level enclosed garden and garage. Bath Old Road is a lofty spot which enjoys far reaching sunny views toward the Mendip hills and is situated just 9 miles from Bath Spa main line train station and 16 miles from Bristol city centre. The accommodation comprises a handy entrance porch with storage space, a formal entrance hallway with an attractive balustrade staircase and under stair space lending itself to a study area. To the front of the property is separate sitting room with a sunny aspect and a fireplace which is currently sealed off. Central to the house is a roomy dining room / second lounge with a feature log burner and large picture window to the side elevation. An well fitted kitchen overlooks the rear garden and enjoys a good range of fitted units, with hard wood work tops, integrated double oven, inset five burner gas hob with glass splash back, extractor hood over. On the ground floor there is also a fully tiled bathroom with shower over the bath tub. On the first floor are three bedrooms, the main bedroom is exceptionally large and has two windows to front appreciating far reaching views. Further on the first floor is a wooden fold down ladder accessing a fully boarded / head height loft space with two Velux windows. There is mains gas central heating and upvc double glazing throughout. Outside to front is a freshly laid concrete hardstanding for one car. A shared vehicular access to the side of the property leads to a substantial block built detached garage with power and lighting. The secure rear garden measures approx. 130 feet in length and enclosed with a solid wall both side and rear boundary's, its is mainly laid to lawn with paved patio area.

Tenure: Freehold

Council Tax Band: B





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