



G R E G O R Y S
— E S T A T E A G E N T S —

113 Redland Park
Bath, BA2 1SJ

£249,950



Offered to the market with no onward chain, can be found this three bedroom mid terrace property, located in a cul-de-sac position in a popular Bath superb near Pennyquick Park & Newton Brook. Benefitting from generous room proportions throughout, the property welcomes with entrance hall leading to a spacious lounge to the front aspect, whilst an open plan kitchen/diner sits to the rear of the ground floor, with French doors leading to the south facing rear garden. A practical cloakroom WC completes the ground floor arrangement. To the first floor, three bedrooms can be found, two of which double in nature, and a neutral bathroom with three piece suite. Positioned near several schools, and within a short walk of the amenities of Twerton High St. an early viewing comes recommended.

GREGORYS ESTATE AGENTS - BATH
12 CHELSEA ROAD, BATH, BA1 3DU

TEL: 01225 969269 E-MAIL: ENQUIRIES@GREGORYS.CLICK

WWW.GREGORYSESTATEAGENT.CO.UK

ACCOMMODATION

HALL

uPVC double glazed door to front aspect, doors to rooms, stairs leading to first floor, radiator, 'Hive' thermostat, consumer unit, electric meter.

LOUNGE 13' 8" x 12' 6" (4.16m x 3.81m)

uPVC double glazed window to front aspect, radiator.

KITCHEN/DINER 18' 7" x 7' 5" (5.67m x 2.26m)

A generous selection of contrasting wall & base units with work surface cover, integrated appliances to include electric oven and four ring gas hob with extractor hood over. Space & plumbing for washing machine, space for tall fridge freezer, tiled splash backs, sink basin with mixer tap & drainer to side, uPVC double glazed window to rear aspect, uPVC double glazed 'French' doors leading to rear garden, spotlighting, radiator.

WC

WC, compact wash hand basin with mixer tap, extractor fan.

LANDING

Doors to rooms, stairs leading to ground floor, loft hatch.

BEDROOM 1 11' 6" x 10' 3" (3.51m x 3.12m)

uPVC double glazed window to front aspect, radiator.

BEDROOM 2 11' 2" x 9' 7" (3.40m x 2.93m)

uPVC double glazed window to rear aspect, radiator.

BEDROOM 3

uPVC double glazed window to front aspect, radiator,

BATHROOM 7' 4" x 5' 7" (2.23m x 1.69m)

A white three piece suite comprising low level WC, pedestal wash hand basin with hot & cold taps, and panelled bath tub with hot & cold taps, and mains shower fixture over, glass shower screen, spotlighting, tiled splash backs, radiator, extractor fan, uPVC double glazed window with privacy glass to rear aspect, combination boiler housed in storage unit.

REAR GARDEN

A south facing rear garden, arranged over two levels, enclosed with boundary fencing & gated rear access. Upper level offers generous patio area, perfect for entertaining, with steps leading to lower area laid to lawn. Stone build shed with uPVC door to side access, offering ideal storage space.

FRONT ASPECT

Steps leading from street level to entrance door. Generous sized garden laid with pebbles, with stone path for access.

PARKING

Ample on street parking available.

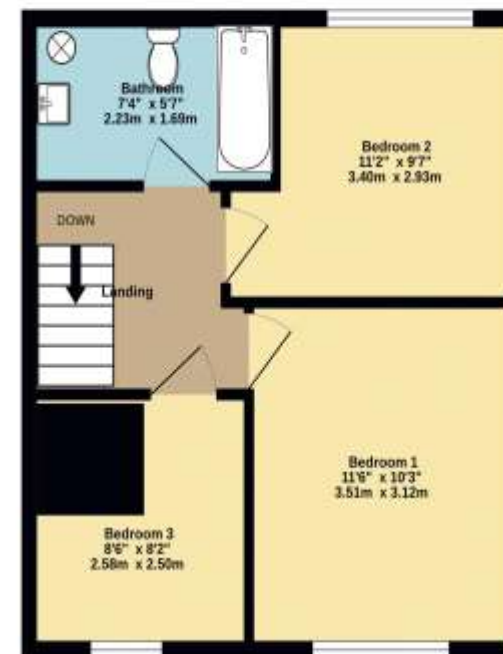
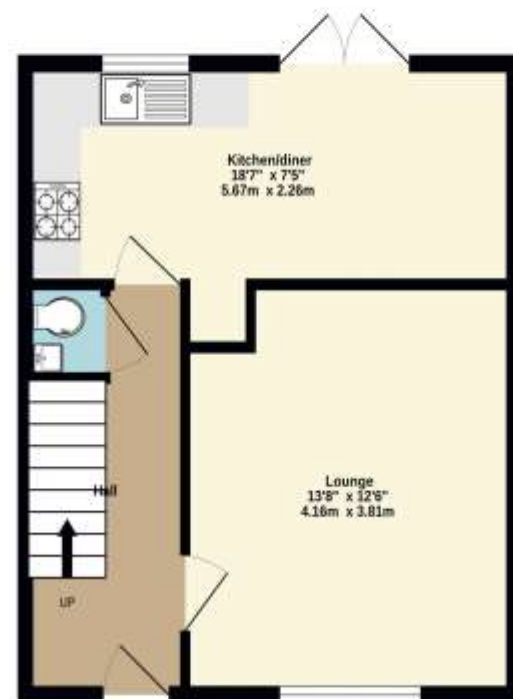




Ground Floor
390 sq.ft. (36.3 sq.m.) approx.



375 sq.ft. (34.8 sq.m.) approx.



TOTAL FLOOR AREA: 765 sq.ft. (71.1 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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