



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

57 Hungerford Road
Bath, BA1 3BX

Offers Over £375,000



Situated on a sought after road within easy reach of Royal Victoria Park & Bath city centre, can be found this attractive Victorian terraced home. Located in the popular Lower Weston area, near the local amenities of Chelsea Road this charming period home is a favourable addition to the market. The property welcomes with entrance hall leading to a spacious lounge/diner, complete with exposed wooden floorboards, and feature log burner. To the rear of the ground floor, a fitted kitchen can be found, which leads through to a practical utility area, benefitting from a downstairs cloakroom WC, a rarity for this style of homes. Upstairs, the property boasts two good sized double bedrooms, with the primary bedroom benefitting from fitted wardrobes. A spacious four piece bathroom presented with neutral suite completes the internal arrangement. Outside, the low maintenance tiered rear garden offers itself as an ideal space to enjoy a coffee in the morning sun. Finally, a spacious cellar offers excellent storage options, and benefits from internal access from the dining area, another rare feature not commonly found in these homes. Sure to be a popular choice, an early viewing comes highly recommended.

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ACCOMMODATION

HALL

Wooden door to front aspect, exposed wooden floorboards, feature coving & hallway arch, stairs leading to first floor landing, doors to rooms.

LOUNGE 11' 2" x 10' 6" (3.40m x 3.20m)

uPVC double glazed windows to front aspect, radiator, exposed wooden floorboards, feature coving, log burner with wooden mantle & stone hearth.

DINING ROOM 12' 4" x 11' 2" (3.76m x 3.40m)

uPVC double glazed window to rear aspect, radiator, exposed wooden floorboards, fitted Welsh dresser, enclosed stairs leading to cellar.

KITCHEN 9' 8" x 8' 5" (2.95m x 2.57m)

A generous selection of matching wall & base units with work surface over, integrated appliances to include electric oven, four ring gas hob with extractor hood over and dishwasher, space for fridge freezer, tiled splash backs, tiled flooring, sink basin with one & half bowl and drainer to side, spot lighting, uPVC double glazed window to side aspect.

UTILITY ROOM 7' 8" x 4' 9" (2.34m x 1.45m)

uPVC double glazed window to rear aspect, fitted worktop with space & plumbing under for washing machine, combination boiler, radiator, tiled flooring, fitted shelving, uPVC double glazed door to rear garden.

WC

WC, wash hand basin set in vanity unit, tiled flooring, tiled splash backs, uPVC double glazed window with privacy glass to rear aspect.

LANDING

Stairs leading to ground floor, doors to rooms, loft hatch.

BEDROOM ONE 14' 3" x 11' 2" (4.34m x 3.40m)

uPVC double glazed windows to front aspect, radiator, fitted full height wardrobes.

BEDROOM TWO 12' 11" x 8' 4" (3.94m x 2.53m)

uPVC double glazed window to rear aspect, radiator.

BATHROOM 9' 10" x 7' 5" (3.00m x 2.26m)

A neutral four piece suite comprising low level wc, wash hand basin set in vanity unit with mixer tap, panelled bathtub with mixer taps & body shower attachment, and walk in shower enclosure with mains fixtures, rainfall shower head, and glass sliding shower screen. Tiled flooring, tiled splash backs, uPVC double glazed window with privacy glass to rear aspect, fitted storage unit.

CELLAR

Spacious area ideal for storage. Accessed via enclosed dining room stairs, or via front street entrance. Power & lighting supply.

REAR ASPECT

Easterly facing garden enclosed by boundary fencing, raised lawn area, steps rising to patio area. Outside power socket & tap.

FRONT ASPECT

Small courtyard garden with steps leading to entrance door. Wooden door to cellar.

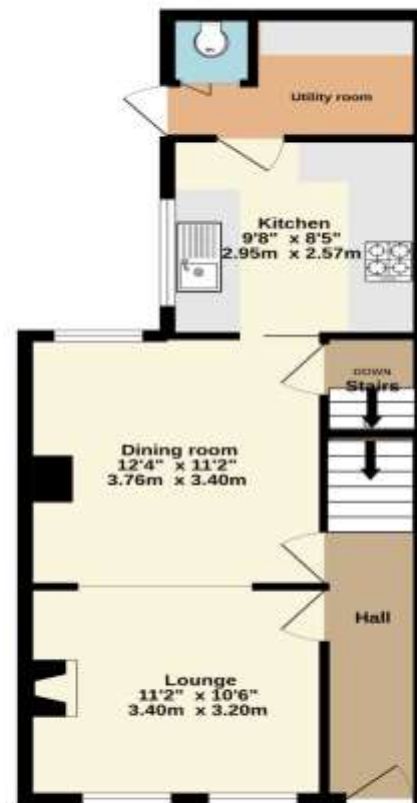
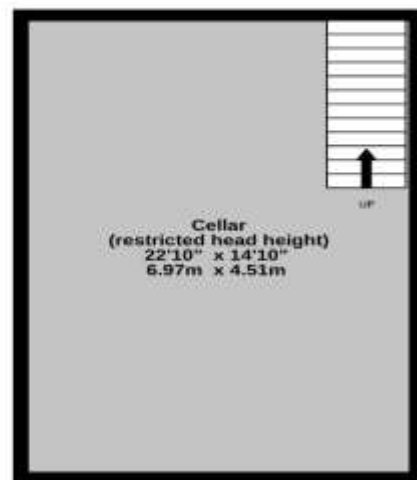




Basement
338 sq.ft. (31.4 sq.m.) approx.

Ground Floor
469 sq.ft. (43.6 sq.m.) approx.

1st Floor
431 sq.ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA: 1249 sq.ft. (116.1 sq.m.) approx.

Whilst 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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