



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

47 Hungerford Road
Bath, BA1 3BX

£395,000



Positioned on a sought after road within easy reach of Bath city centre & Royal Victoria Park, can be found this attractive Victorian terraced home. Located in the popular Lower Weston area, near the local amenities of Chelsea Road, this excellently presented home boasts the perfect blend of period charm & modern decor, making quite the impression. The property welcomes with entrance hall leading to an extended open plan ground floor arrangement, which lends itself perfectly for entertaining family & friends. A comfortable lounge is situated to the front of the property, opening through to a spacious dining area complete with feature fireplace & exposed wooden floorboards. To the rear of the ground floor, a bright & airy kitchen can be found, drenched in natural light from Velux windows and French doors leading to the rear garden. Upstairs, two double bedrooms can be found, with the primary bedroom benefitting from newly fitted wardrobes. An eye catching four piece bathroom with statement freestanding bath completes the internal arrangement. Outside, the low maintenance tiered rear garden boasts a south-westerly aspect, presenting itself as an ideal area for the summer evenings. A welcome addition to the market, and a premium of its kind, this impressive home is a must view.

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

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

WWW.GREGORYSESTATEAGENT.CO.UK

ACCOMMODATION

ENTRANCE

Composite door to front aspect with transom, exposed floorboards, feature coving, spotlighting.

DINING ROOM 13' 5" x 14' 1" (4.10m x 4.29m)

Exposed wooden floorboards, feature fireplace, column radiator, thermostat, stairs leading to first floor, under stairs storage, fitted shelving.

LOUNGE 11' 4" x 10' 9" (3.45m x 3.28m)

uPVC double glazed windows to front aspect, column radiator, feature coving, feature fireplace, fitted shelving.

KITCHEN 13' 5" x 14' 1" (4.10m x 4.28m)

A generous selection of matching wall & base units with quartz work surface over, breakfast bar & matching upstands. Integrated appliances to include electric double oven, five ring gas hob with extractor hood over, dishwasher & washing machine. Space for freestanding fridge freezer, double undermount sink with mixer tap, uPVC double glazed window to rear aspect, uPVC French doors to rear garden, Velux skylights, tiled splashbacks, tiled flooring, spotlighting, combination boiler.

LANDING

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

BEDROOM ONE 11' 4" x 14' 1" (3.45m x 4.30m)

uPVC double glazed window to front aspect, column radiator, fitted wardrobes, feature fireplace.

BEDROOM TWO 8' 7" x 12' 10" (2.61m x 3.92m)

uPVC double glazed windows to rear aspect, column radiator, fitted shelving, feature fireplace.

BATHROOM 7' 7" x 10' 0" (2.30m x 3.04m)

A contemporary four piece suite comprising low level WC, corner shower enclosure with mains shower, glass screen & chrome fittings, floating wash hand basin set in shelved vanity unit, and feature freestanding roll top bath with chrome fixtures. Horizontal designer towel radiators, uPVC double glazed window to rear aspect, feature mirror, spotlighting, extractor fan, tiled splashbacks, tiled flooring, feature fireplace.

REAR GARDEN

A south-westerly tiered garden, comprising three levels enclosed with boundary walls & fencing. The lower level is laid to shingle with steps leading to a decked middle tier. Steps from the middle tier lead to a comfortable top tier comprising a paved entertaining area and area laid to shingle. Outside lighting & outside tap.

FRONT ASPECT

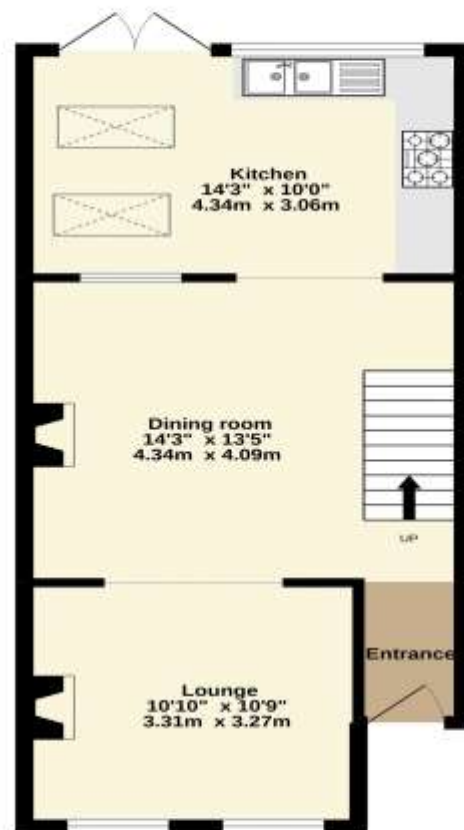
Front garden laid to shingle with boundary wall & cycle stand, steps with handrail leading to front door.





Ground Floor
464 sq. ft. (43.1 sq. m.) approx.

1st Floor
416 sq. ft. (38.7 sq. m.) approx.



TOTAL FLOOR AREA - 882 sq. ft. (81.8 sq. m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of walls, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be read in conjunction with any prospectus or brochure. The services, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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