



246 Englishcombe Lane, Bath, BA2 2ES

£325,000

Originally an 1890's market gardeners cottage before being extended to the side and rear, this 958sqft four bed semi detached house enjoys long west facing gardens, garage and a driveway. Internally, the property comprises of; sitting/dining room, kitchen, ground floor bathroom and four good sized bedrooms. Outside there is a detached garage with power and inspection pit, gardens to the front and rear and parking on the drive for several cars. Some updating required but with mod cons such as gas central heating and double glazing in place this home is sure to prove popular.

- Semi Detached House
- Sitting Room/Dining Room
- Kitchen
- Bathroom
- Four Bedrooms



Property Description

SITTING/DINING ROOM Double glazed front door leading in, double glazed dual aspect windows to front and side, under stairs cupboard, cupboard housing meters, power points, radiators, and neutral carpet.

KITCHEN Double glazed window to the rear, double glazed door to the side. A range of wall and base units with a laminate worktop over. Integrated cooker hood, space for electric cooker, plumbing for dishwasher and washing machine, combination gas boiler and a tiled floor.

REAR HALLWAY Tiled floor with doors to kitchen and bathroom, stairs leading to first floor.

BATHROOM Double glazed windows to the side and rear, pink three piece suite comprising low level WC, panelled bath with shower over, hand wash pedestal basin, part tiled walls, tiled floor, radiator and loft hatch.

LANDING Doors to rooms, airing cupboard with radiator, loft hatch to roof space with pull down ladder.

MASTER BEDROOM Double glazed windows to the front, built in mirror wardrobes, power points and radiator.

BEDROOM 2 Double glazed window to the side, coving, power points and radiator.

BEDROOM 3 Double glazed window to the rear, power points and radiator.

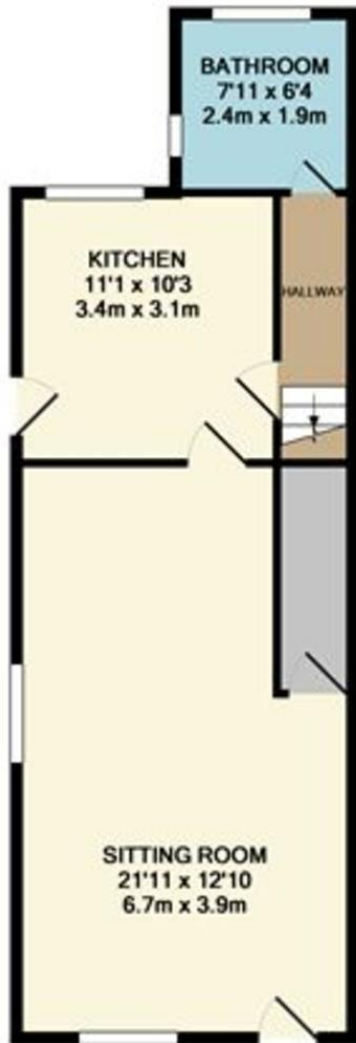
BEDROOM 4 Dual aspect double glazed windows to front and rear, power points, phone point and radiator.

DRIVEWAY Parking for several cars, access to the garage and rear garden.

GARAGE Detached garage with lighting, power points and inspection pit.

GARDEN The rear garden is laid mainly to lawn with patio area and mature shrubs and trees.





GROUND FLOOR
APPROX. FLOOR
AREA 459 SQ.FT.
(42.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 499 SQ.FT.
(46.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 958 SQ.FT. (89.0 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

Tenure

Freehold

Council Tax Band

D

Viewing Arrangements

Strictly by appointment