



# 186 Old Frome Road

, Bath, BA2 5RG

Asking Price £675,000

 2  1  2  C



# 186 Old Frome Road

, Bath, BA2 5RG

Asking Price £675,000



## Entrance Porch

Door to Side. Tiled Flooring. Door to Entrance Hall.

## Entrance Hall

Door to Side. Parquet Flooring. Wall Light. Radiator. Loft Hatch. Cupboard housing fuse boards, shelves. Doors to Kitchen, Dining, Bedrooms, Bathroom.

## Lounge

Double Glazed Window to Side. Double Glazed Patio Doors to Rear. Radiator. TV Point. Wall Lights. Carpet Flooring. Opening into Dining Room.

## Dining Room

Double Glazed Window to Side. Radiator. Pendant Light Fitting. Tiled fireplace, hearth and mantle with gas fire. Carpet Flooring. Door to hallway. Opening to Lounge.

## Kitchen

Double Glazed Window to Rear. Door to Rear Garden. Fitted Kitchen with Wall and Base Units. Stainless Steel Double Sink and Drainer. Work Surfaces. Integrated Oven and Hob. Cooker Hood. Tiled Flooring. Pendant Light Fitting. Spot Lights. Shelving. Door to Hallway. Door to Utility.

## Utility Room

Double Glazed Window to Side. Door to Cloakroom. Door to Kitchen. Wall Cupboards. Sink and Drainer. Roll Edged Work Surfaces. Tiling to Work Surfaces. Plumbing for Washing Machine. Space for Tumble Dryer. Space for Fridge/Freezer. Radiator. 2 x Bulk head light fittings. Tiled Flooring.

## Cloakroom

Double Privacy Glazed Window to Rear. Low Level WC. Wall Hung Wash Hand Basin. Mirrored Cupboard over Wash Hand Basin. Extractor Fan. Pendant Light Fitting. Vaillant CH Boiler. Tiled Flooring.

## Bedroom 1

Double Glazed Window to Front. Built in Wardrobes with Mirrored Doors. Radiator. Carpet Flooring. Wall Lights.

## Bedroom 2

Double Glazed Window to Front. Built in Wardrobes with Mirrored Doors. Radiator. Carpet Flooring. Door to Hallway. Wall Lights.

## Family Bathroom

Double Privacy Glazed Window to Side. Radiator. White Suite Comprising: Bath. Separate Shower Cubicle. Wash Hand Basin. Low Level WC. Tiling to Wet Areas. Vinyl Flooring. Central Light Fitting.

## Garage

Double Garage with Power and Light. Double doors at rear leading to rear garden.

## Front Garden

Parking for several cars on driveway. Double garage.

## Rear garden

Large Terrace, Patio, Path and Gravel. Trees, Shrubs, Raised Beds, Flowers and Bushes. Shed and Greenhouse. Outside Tap. Pond. Access to Garage.



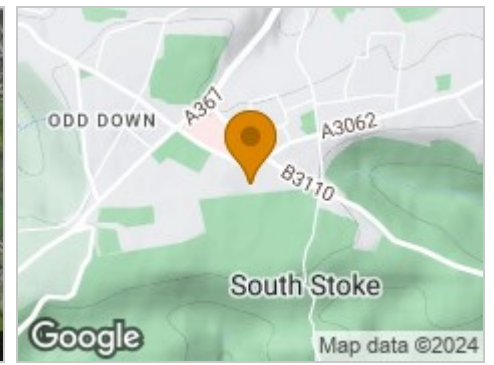
## Road Map



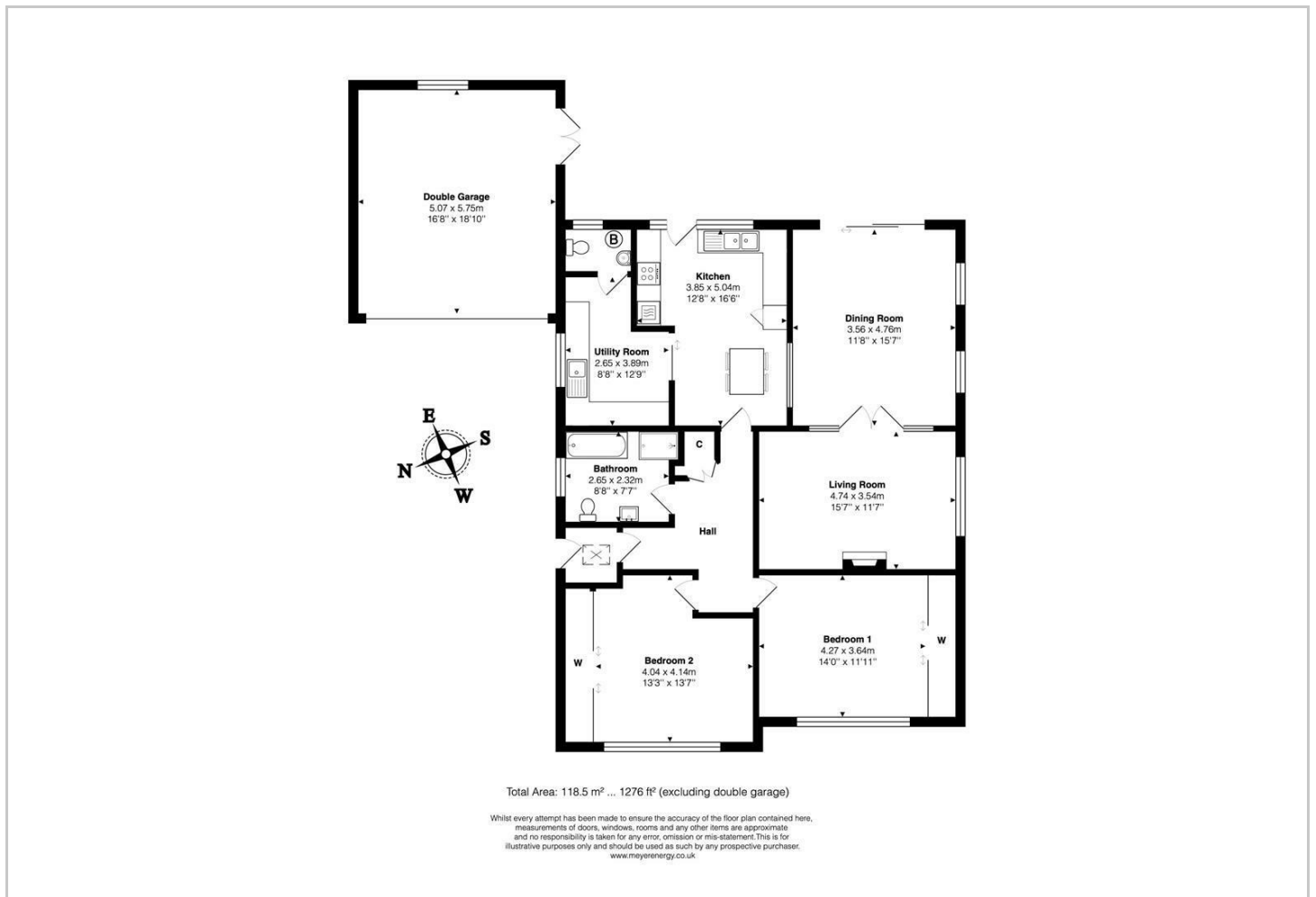
## Hybrid Map



## Terrain Map



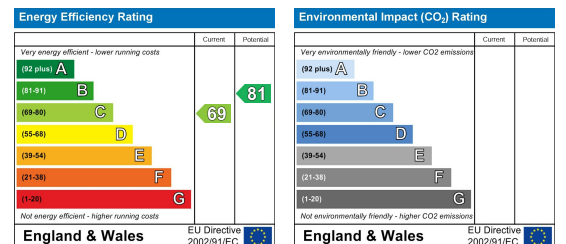
## Floor Plan



## Viewing

Please contact our Aquarius Homes Office on 01225 840007 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.