

Aquarius Homes



7 East Way

, Bath, BA2 1QA

Asking Price £350,000



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## Entrance Hall

UPVC Double Glazed Door to Side. Radiator. Under stairs Cupboard. Doors to Lounge and Cloakroom. Stairs to First Floor. Cupboard Housing Fuse Board and Electric Meter. Carpet Flooring. Spot Lights.

## Lounge

Double Glazed Window to Front. New Gas Fire with Marble Look Hearth and Wooden Mantel and Surround. TV Point. Central Light Fitting. Opening to Dining Room. Coving. Engineered Oak Flooring.

## Dining Room

Double Glazed Window to Rear. Double Glazed Patio Doors to Rear Garden. Radiator. Under Stairs Cupboard. Central Light Fitting. Engineered Oak Flooring.

## Kitchen

Double Glazed Window to Rear and Side. Door to Side Entrance. Modern Fitted Kitchen with Wall and Base Units. Black 1.5 Bowl Sink and Drainer. Work Surfaces. Tiling Surrounding Work Surfaces, Sink and Hob. Integrated Double Electric Oven and Microwave. Integrated Dishwasher. Integrated Washing Machine. Space for Fridge/Freezer. Radiator. Spot Lights. Tiled Flooring.

## Cloakroom

Double Privacy Glazed Window to Front. Chrome Ladder Radiator. Vanity Wash Hand Basin with Mirrored Cupboard Over. Low Level WC. Spot Lights. Bathroom Laminate Flooring.

## Landing

Double Glazed Window to Side. Loft Access. Carpet Flooring. Central Light Fitting. Doors to Bedrooms and Family Bathroom.

## Bedroom 1

Double Glazed Window to Front. Fitted Wardrobes and Cupboards. Carpet Flooring. Central Light Fitting.

## Bedroom 2

Two Double Glazed Windows to Side and Rear. Radiator. TV Point. Carpet Flooring. Central Light Fitting.

## Bedroom 3

Double Glazed Window to Rear. Radiator. Carpet Flooring. Central Light Fitting.

## Family Bathroom

Double Privacy Glazed Window to Side. Good Sized Shower Cubicle with Triton Electric Shower. Vanity Wash Hand Basin with Mirrored Cupboard Over. Low Level WC. Tiling to Wet Areas. Chrome Ladder Radiator. Central Light Fitting. Tiled Flooring.

## Garage

Single Up and Over Garage to Front with Power and Lighting. Back Door.

## Front Garden

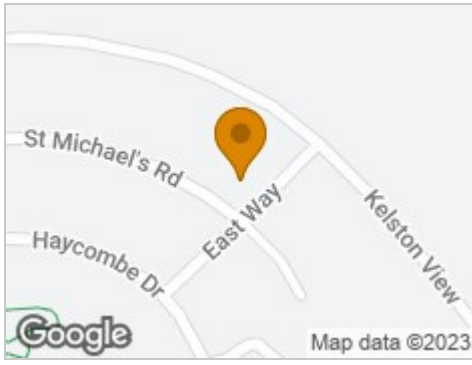
Lawn and Patio Area with Pond and Waterfall Feature. Drive to Front/Side of Property for Off Road Parking of One Car Leading to Garage and Path to Doors to Hallway and Kitchen.

## Rear Garden

Lawn and Decking/Pergola Seating Area.



### Road Map



### Hybrid Map



### Terrain Map



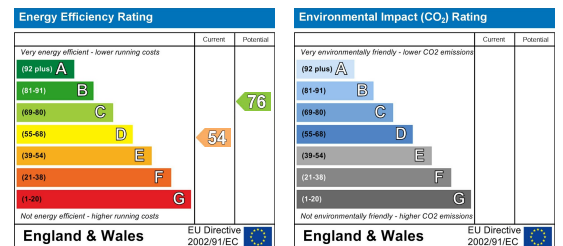
### Floor Plan



### 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



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