



## 107 Hansford Square

Combe Down, Bath, BA2 5LL

Asking Price £610,000



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## Entrance

Double Glazed Door to Front. Tiled Flooring.

## Entrance Hallway

Wooden Door to Front. Double Glazed Window to Side. Radiator. Meter Cupboard. Under Stairs Cupboard. Stairs to First Floor. Pendant Light Fitting. Doors to Lounge, Dining Room, Kitchen and Cloakroom. Carpet Flooring.

## Lounge

Double Glazed Bay Windows to Front. Radiator. TV Point. Telephone Point. Gas Fire with Marble Look Hearth. Carpet Flooring. Central Light Fitting. Shelving to Alcoves.

## Dining Room

Double Glazed Patio Doors to Conservatory. Radiator. Carpet Flooring. Pendant Light Fitting.

## Conservatory

Stone and UPVC Double Glazed Construction with UPVC Roof. UPVC Double Glazed Patio Doors to Rear Garden. Wall Lights. Radiator. Tiled Flooring.

## Kitchen

Double Glazed Window to Rear. Doors to Side Entrance and Hallway. Fitted Kitchen with Wall and Base Units. Stainless Steel Sink and Drainer. Roll Edged Work Tops. Tiling Surrounding Work Surfaces. Plumbing Washing Machine. Space for Fridge/Freezer. Radiator. Vinyl Wood Look Flooring.

## Cloakroom

Double Privacy Glazed Window to Side. Low Level WC. Wall Mounted Wash Hand Basin. Vinyl Wood look Flooring. Light Fitting.

## Landing

Double Glazed Window to Side. Loft Access. Carpet Flooring. Pendant Light Fitting.

## Bedroom 1

Double Glazed Window to Rear. Fitted Wardrobes and Cupboards. Radiator. Carpet Flooring. Pendant Light Fitting.

## Bedroom 2

Double Glazed Bay Windows to Front. Radiator. Carpet Flooring. Pendant Light Fitting.

## Bedroom 3

Double Glazed Window to Rear. Built in Wardrobes and Cupboards, One Housing Central Heating Boiler. Radiator. Carpet Flooring. Pendant Light Fitting.

## Family Bathroom

Double Privacy Glazed Window to Side. Bath with Shower Over. Pedestal Wash Hand Basin. Low Level WC. White Ladder Radiator. Tiling to Wet Areas. Central Light Fitting. Carpet Flooring. Wall Mounted Heater.

## Garage

Single Up and Over Door Garage with Light and Power. Tiled Roof. Concrete Flooring. Single Glazed Window to Side.

## Front Garden

Driveway Parking for Cars. Lawn with Shrubs and Bushes.

## Rear Garden

Good Sized Rear Garden Laid mainly to Lawn with Path

and Patio's at Top and Bottom of the Garden. Trees including Apple Tree, Shrubs, Bushes and Flowers. Shed. Gated Entrance to Side.



## Road Map



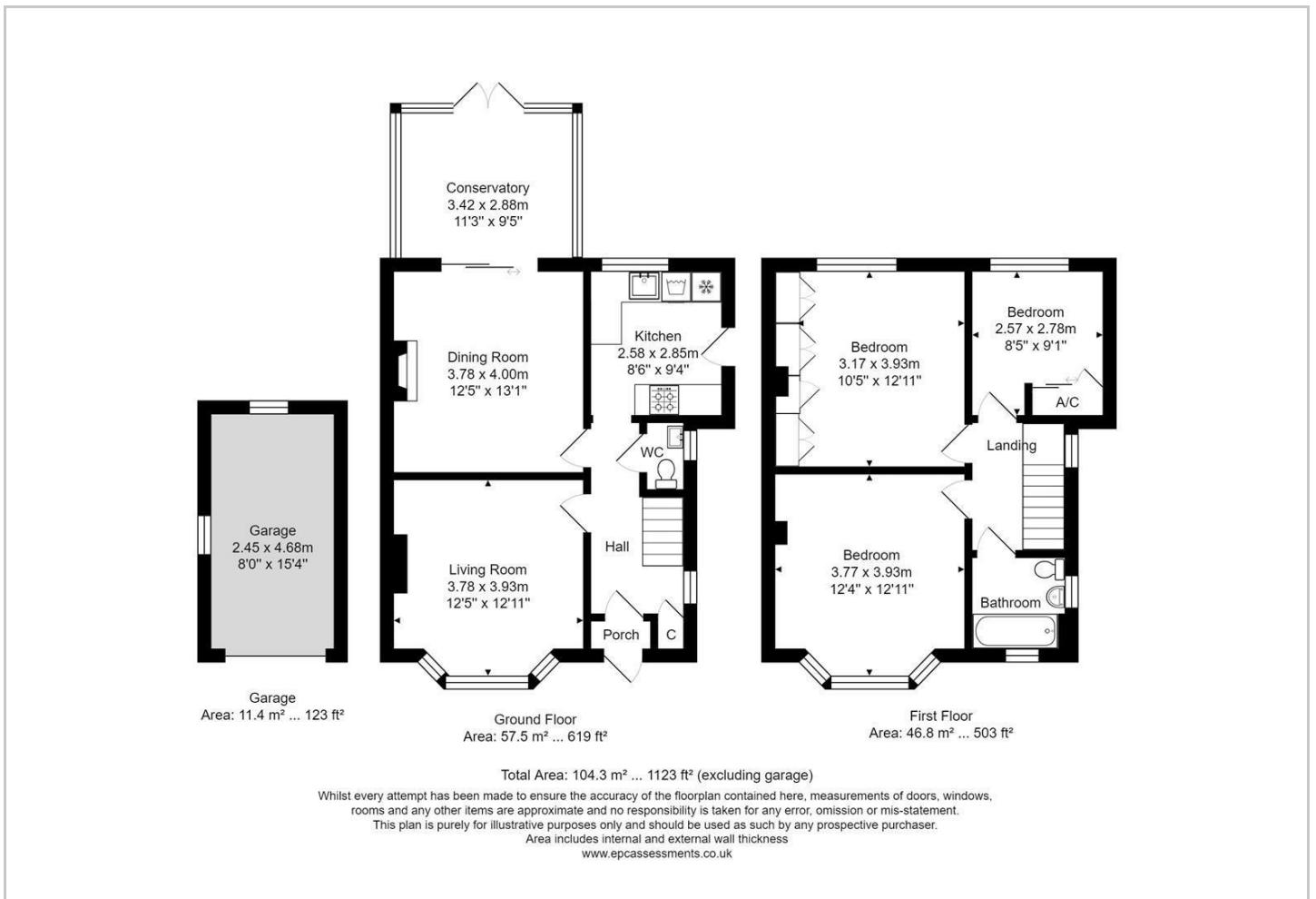
## Hybrid Map



## Terrain Map



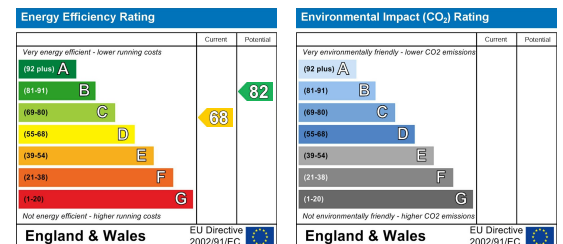
## Floor Plan



## 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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