



35 Roseworn Close

, Bath, BA2 1PB

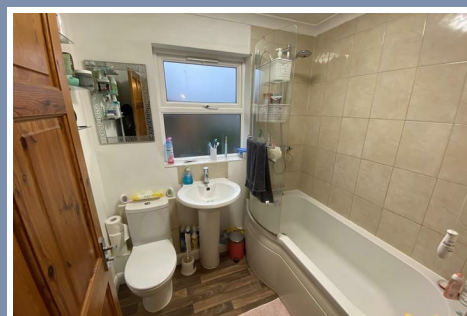
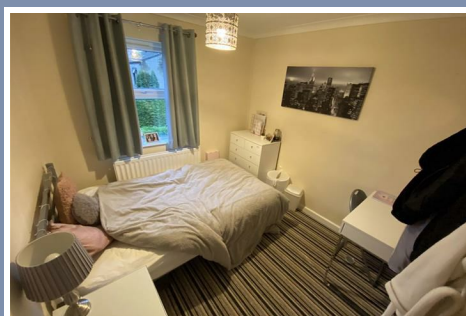
£2,600 PCM



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Entrance Porch

White UPVC Door to Front Aspect. Double Glazed Window to Front/Side. Grey Tile Flooring. White Walls. Spotlights. Tumble Dryer.

Entrance Hall

Wooden Door to Front Aspect with silver Stylings. Wooden Laminate Flooring, Cream Walls. Pendent Light Fitting. Radiator. Thermostat. Double Socket. Understairs space. Leading to Bedroom 1, Cloakroom and Lounge.

Cloakroom

Window to Front Aspect. Low Level W.C & Pedestal Wash Hand Basin. Cream Floor Tiles, Cream Walls. Tiling to Wet Areas.

Lounge

Double Glazed, White UPVC Patio Doors to Rear Garden, with brown Curtains. Marble Effect Tile Flooring, White Walls. Recessed Spotlights & Pendent Light Fitting. Radiator. TV & Telephone Points. 3 Seat & 2 Seat Black Leather Sofa. 2 x White Side Tables. 1 x White Coffee Table. 5 x Drawer White Unit. TV, with Wall Bracket Attachment. Cupboard Housing Fuse Board and Meters.

Kitchen

Archway from Lounge to Kitchen. White UPVC Double Glazed Window to Rear. Fitted Kitchen with Cream Laminate Fronted Wall and Base Units. Wooden Work Surfaces. Brown Marble Tiling to Work Surfaces. Stainless Steel Sink/Drainer. Hotpoint Electric Oven, Ceramic Hob, with Cooker Hood Over. Washing Machine. Integrated Fridge/Freezer. Swan Microwave,

Morphy Richards Kettle & Toaster. Natural Marble Effect Flooring. 2x Chrome Shelves.

Bedroom 1

Off of Hallway. White UPVC Double Glazed Window to Front Aspect, with Grey Curtains. Grey Carpet Flooring, White Walls. Pendent Light Fitting. Radiator. TV point. Glass Fronted Triple Wardrobe. Black Double Bed with Mattress. Black Desk with Frosted Glass Top & Chair. Black Drawer Unit & Black Shelf Unit. 2 x Black Bedside Tables with Drawers.

Landing

Stairs from Hallway. Grey Striped Carpet Flooring, Cream Walls. White Bannister. Pendent Light Fitting. Smoke Alarm. Double Socket.

Bathroom

White UPVC Double Glazed Window to Rear with Privacy Glass. White Suite Consisting of Bath with Shower & Curved Glass Shower Screen, Wash Hand Basin & Low Level W.C. Wooden Laminate effect Flooring, White Walls & Marble Effect Tiling to Wet Areas. Chrome Heated Towel Rail. Shaver Point. Pendent Light Fitting. 3 x Glass Shelves.

Bedroom 2

White UPVC Double Glazed Window to Rear, with Grey curtains. Grey Carpet, White Walls. Built in Wardrobe. White Double Bed with Mattress. White 4x Drawer Unit. 2 x White Bedside Tables with Drawers. White Shelving Unit. Mirror. Radiator. TV Point. Pendent Light Fitting.

Bedroom 3

White UPVC Double Glazed Window to Front, with Grey Curtains. Grey Stripe Carpet Flooring. Black

Double Bed with Mattress. Glass Fronted Wardrobe. Black Unit with 4 x Drawers. Black Bedside Table. Black Desk with Chair. Radiator. TV Point. Pendent Light Fitting.

Bedroom 4

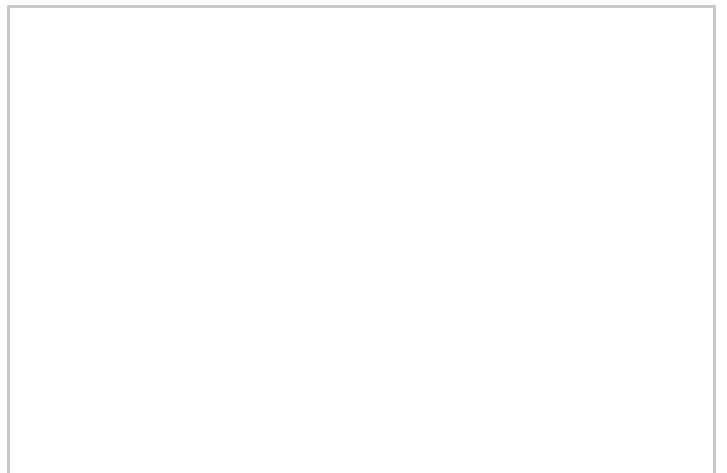
White UPVC Double Glazed Window to Front, with Green Curtains. Grey Stripe Curtains. Silver Double Bed with Mattress. White Bedside Table with Drawers. White Desk with Frosted Glass Top & Chair. Mirror. Large Cupboard (Used as Wardrobe). Radiator. TV Point. Pendent Light Fitting. Double Socket.

Front Garden

Gate to Access. Mainly Laid to Stone, Paved Path to Front Door. Low Wall/Fence Surround. Hedge. Satellite Dish.

Rear Garden

North East Facing. Mainly Paved, with Decking Area. Fully Enclosed with Wall to LHS & Fencing. Rear Gate. Table & 4x Chairs. Built-In BBQ. Shed. Outbuilding. Outside Tap. Washing Line.



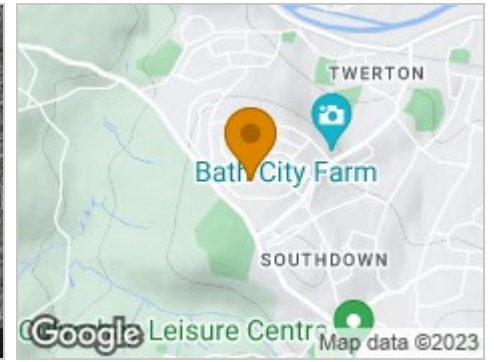
Road Map



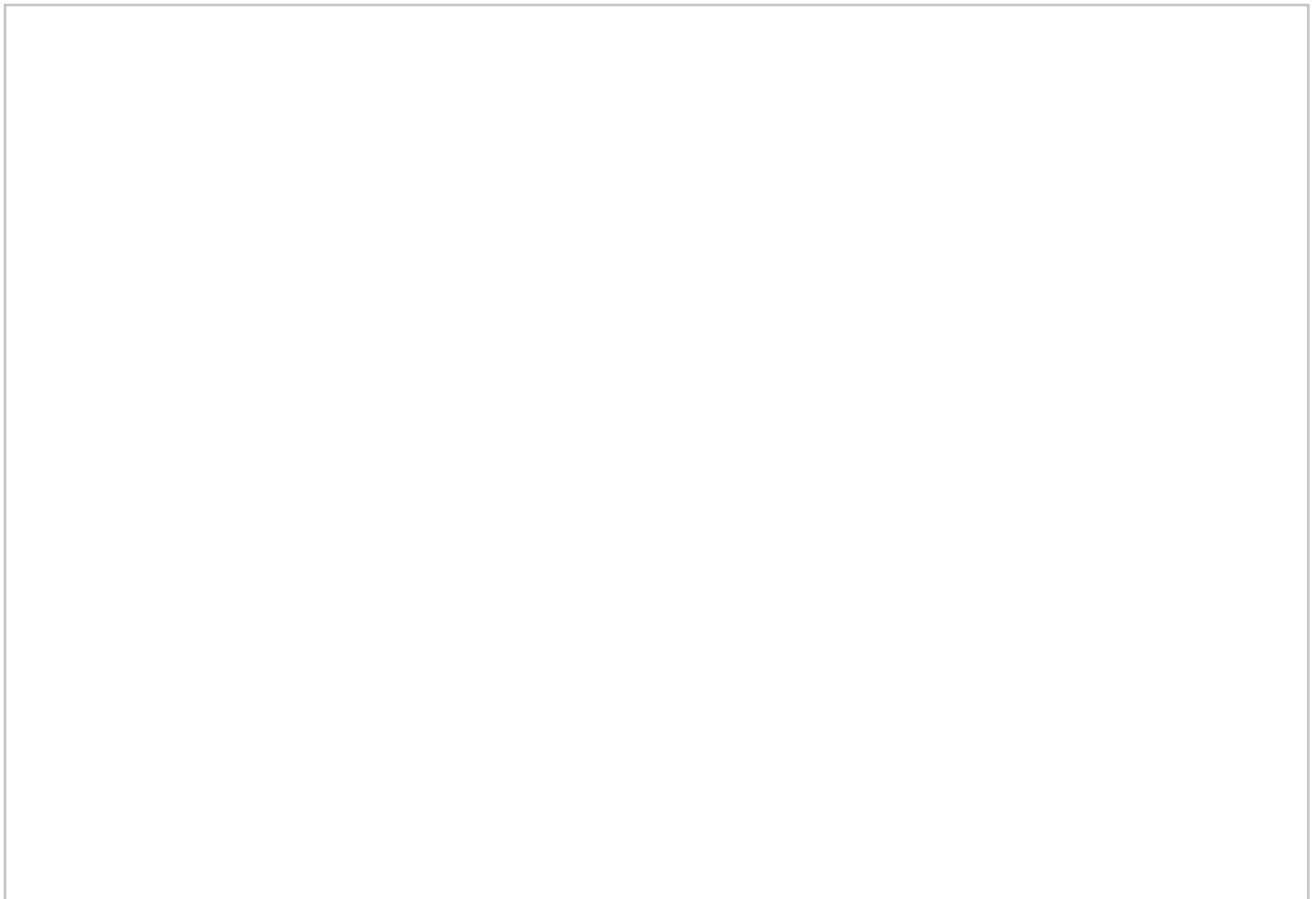
Hybrid Map



Terrain Map



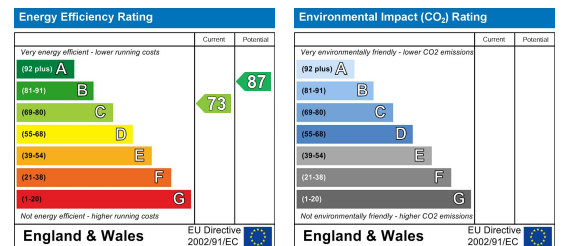
Floor Plan



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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