



45 Ambleside Road

Kingsway, Bath, BA2 2LP

£2,240 PCM



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Entrance Hall

UPVC Double Glazed Door to Front. UPVC Double Glazed Side Panel. Doors to Kitchen and Lounge. Stairs to First Floor. Light Fitting. Worcester Combi Boiler. Stairs Cupboard housing electric meter. Radiator. Carpet Flooring.

Lounge

13'6" x 12'8" (4.11 x 3.86)

UPVC Double Glazed Window to Front. Radiator. TV Point. Carpet Flooring. Pendant Light Fitting.

Dining Room/Bedroom 4

11'1" x 9'2" (3.38 x 2.79)

UPVC Double Glazed Window to Rear. Radiator. Carpet Flooring. Pendant Light Fitting.

Kitchen

13'0" x 7'7" (3.96 x 2.31)

UPVC Double Glazed Window to Rear. UPVC Double Glazed Door to Rear. Door to Hallway. Modern Fitted Kitchen with Wall and Base Units. White Sink with Left Hand Drainer. Space for Gas Cooker and Hob. Cooker Hood. Space for Washing Machine. Space for Fridge/Freezer. Radiator. Laminate Flooring. Light Fitting.

Landing

UPVC Double Glazed Window to Side. Loft Access. Radiator. Carpet Flooring. Pendant Light Fitting. Doors to Bathroom/Shower Room/3 Bedrooms.

Bedroom 1

11'1" x 10'10" (3.38 x 3.30)

UPVC Double Glazed Window to Front. Built in Wardrobes. Radiator. Carpet Flooring. Pendant Light Fitting.

Bedroom 2

11'2" x 9'10" (3.40 x 3.00)

UPVC Double Glazed Window to Rear. Built in Wardrobes. Radiator. Carpet Flooring. Pendant Light Fitting.

Bedroom 3

10'8" x 7'7" (3.25 x 2.31)

UPVC Double Glazed Window to Front. Built in Wardrobe. Radiator. Carpet Flooring. Pendant Light Fitting.

Family Bathroom

5'6" x 5'4" (1.68 x 1.63 (1.67 x 1.62))

UPVC Double Privacy Glazed Window to Rear. White Suite comprising: Bath with Shower Over. Wash Hand Basin. Low Level WC. Tiling to Wet Areas. Extractor Fan. Towel Ladder Radiator. Vinyl Flooring. Bulk Head Light Fitting.

Shower Room

5'5" x 4'3" (1.65 x 1.30)

UPVC Double Privacy Glazed Window to Rear. White Suite comprising: Shower Cubicle. Wash Hand Basin. Low Level WC. Aqua Board to Wet Areas. Extractor Fan. Towel Ladder Radiator. Vinyl Flooring. Bulkhead Light Fitting.

Undercroft

Large Undercroft with plenty of storage space. Light and Power. Potential to convert subject to necessary planning permission.

Garage

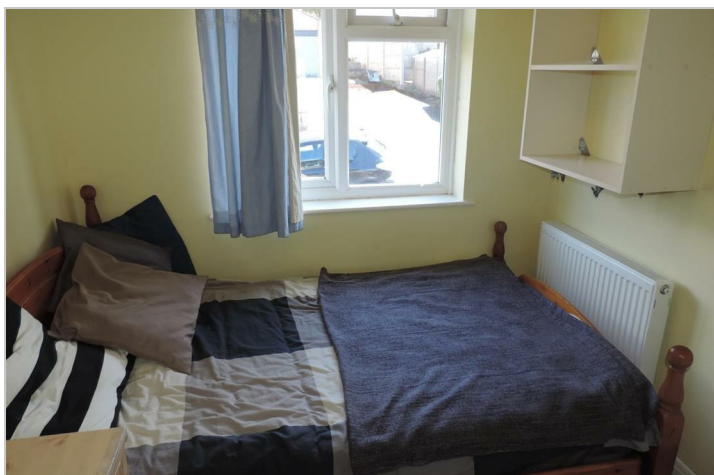
Single Garage with up and over door. Single glazed windows to side and rear. Side Door to rear garden.

Front Garden

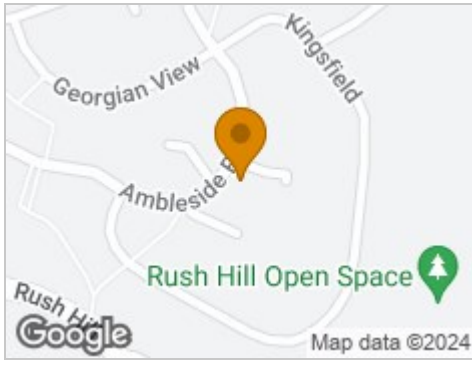
Steps down to front door and patio area and access to rear garden. Trees, shrubs and plants.

Rear Garden

Laid mainly to lawn with access to side door of garage. Mature trees, shrubs, plants and hedges. Access to Undercroft.



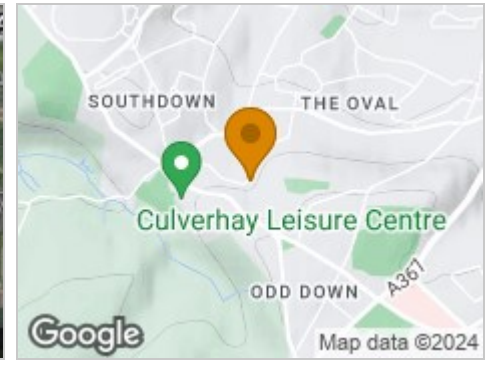
Road Map



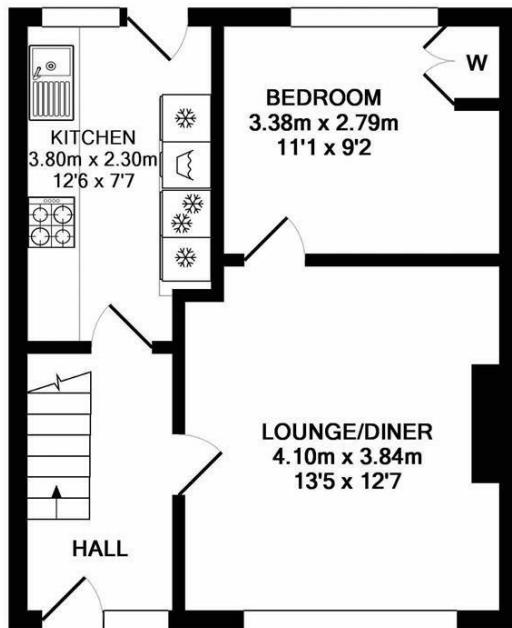
Hybrid Map



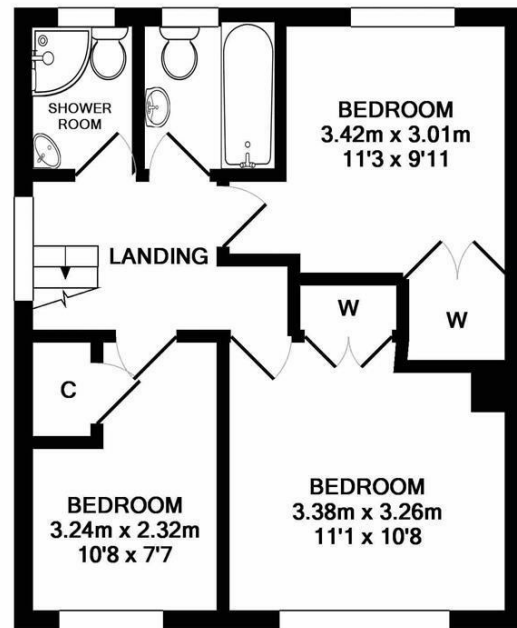
Terrain Map



Floor Plan



GROUND FLOOR
APPROX. FLOOR
AREA 39.0 SQ.M.
(420 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 39.3 SQ.M.
(423 SQ.FT.)

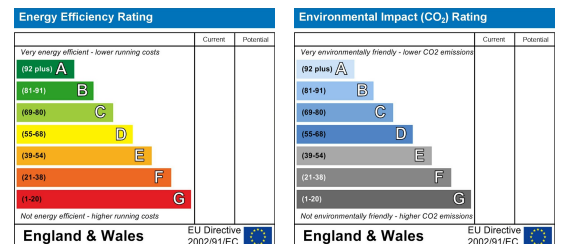
TOTAL APPROX. FLOOR AREA 78.3 SQ.M. (843 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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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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