



89 Rush Hill

Odd Down, Bath, BA2 2QT

Offers Over £415,000



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Entrance Hallway

Modern UPVC Double Glazed Door and Privacy Side Panel to Front. Under stairs Cupboard, Radiator, Wood Look Flooring. Doors to Kitchen, Lounge/Diner and Cloakroom. Stairs to First Floor.

Lounge/Diner

UPVC Double Glazed Windows to Front and Rear. Radiators. TV Point. Fire Place with Multi-Fuel Fire and Slate Hearth. Built in Cupboards and Shelving. Carpet Flooring to Lounge Area and Wood Look Flooring to Dining Area. Two x Pendant Light fittings. Door To Hallway.

Kitchen

Modern Fitted Kitchen with Units, Franke Sink and Drainer, Integrated Double Electric Oven, Integrated SMEG Gas Hob, Cooker Hood, Integrated Fridge/Freezer, Integrated Dishwasher, Wood Look Work Surface, Slim Upright Radiator, Wood Look Flooring, Spot Lights. Doors to Hallway and Conservatory.

Conservatory

Double Glazed Windows to Sides and Rear. Doors to Rear Garden and Kitchen. Plumbing for Washing Machine. Space for Tumble Dryer. Space for Fridge/Freezer. Cupboard. Tiled Flooring. Wall Light.

Cloakroom

UPVC Double Privacy Glazed Window to Side. Paneling Surrounding Modern White Suite Comprising: Low Level WC, Wall Hung Wash Hand Basin. Chrome Ladder Radiator.

Landing

Stairs from Ground Floor. Carpet Flooring. UPVC Double Privacy Glazed Window to Side. Loft Access. Doors to 3 Bedrooms and Family Bathroom.

Bedroom 1

UPVC Double Glazed Window to Front. Built in Wardrobes, Dressing Table and Cupboards. Radiator. Central Light Fitting. Carpet Flooring. Door to Landing.

Bedroom 2

UPVC Double Glazed Window to Rear with Views over Bath. Built in Wardrobes Housing Combi Boiler. Wood Look Flooring. Pendant Light Fitting. Pendant Light Fitting.

Bedroom 3

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

Family Bathroom

UPVC Double Privacy Glazed Window to Rear. Modern White Suite Comprising: Bath with Shower Over and Shower Screen. Wall Hung Wash Hand Basin. Low Level WC. Full Tiling. Extractor Fan. Chrome Ladder Radiator. Large Built in Cupboards. Spot Lights. Tiled Flooring.

Front Garden

Steps and Path to Front Door and Side Access to Rear Garden. Lawn, Bushes, Shrubs, Trees.

Rear Garden

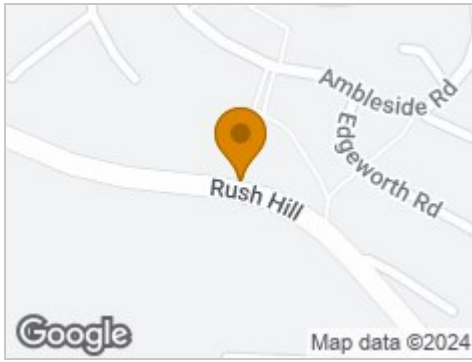
Rear Entrance to Garage and parking. Side Access to Front. Access to Conservatory. Fencing Surrounding with Lawn, Flowers.

Garage

Single Up and Over Door to Garage with Light. Parking in Front of Garage for one car.



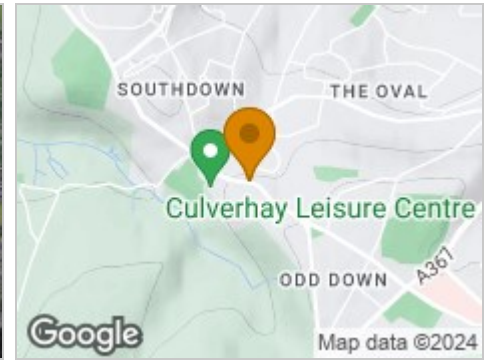
Road Map



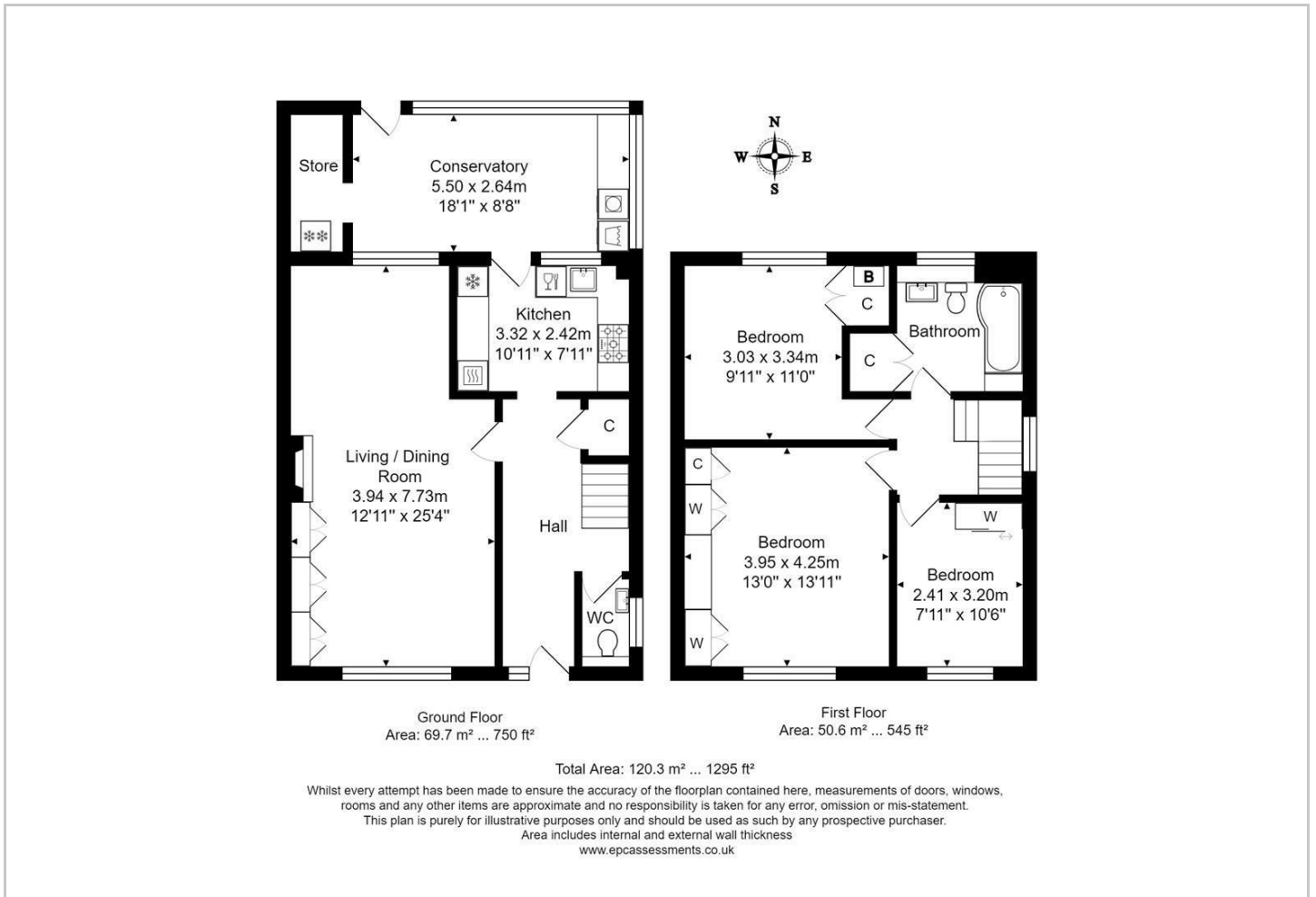
Hybrid Map



Terrain Map



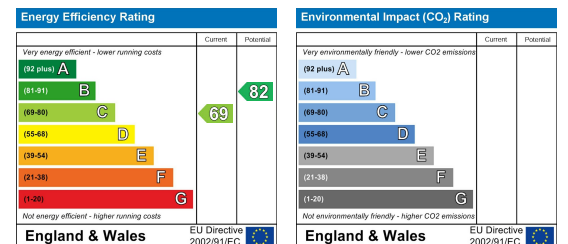
Floor Plan



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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