

Aquarius Homes



## 9 Wratishlaw Road

Combe Down, Bath, BA2 5FW

£1,500 PCM



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## Entrance Hallway

UPVC Double Glazed Coloured Door to Front. Carpet Flooring. Stairs to First Floor. Cupboard.

## Landing

Carpet Flooring. Doors to Large Cupboard Housing Vaillant Central Heating Boiler, Fuseboard, Doors to Bedrooms, Door to Kitchen/Lounge/Diner.

## Kitchen/Dining/Living

Open Plan Area with Door to Landing, UPVC Double Glazed Windows to Side and Front and Patio Doors to Juliette Balcony in Living Area. Spot Lights and Triple Light Fitting to Kitchen/Dining Area and Two Ceiling Light Fittings and Spot Lights to Living Area. Kitchen Area with Fitted Kitchen, Wall and Base Units, Stainless Steel 1.5 Sink and Drainer, Integrated Fridge/Freezer, Integrated Dishwasher, Washing Machine, Integrated Oven and Hob.

Dining Area with Dining Table and Chairs, Triple Light Fitting, Wood Look Flooring.

Living Room with Spot Lights and Two Ceiling Light Fittings, Juliette Balcony and Windows to Side and Front. Radiator, Wood Look Flooring.

## Bedroom 1

UPVC Double Glazed Window to Front. Mirror Fronted Wardrobes. Radiator. Carpet Flooring. Pendant Light Fitting.

## Bedroom 2

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

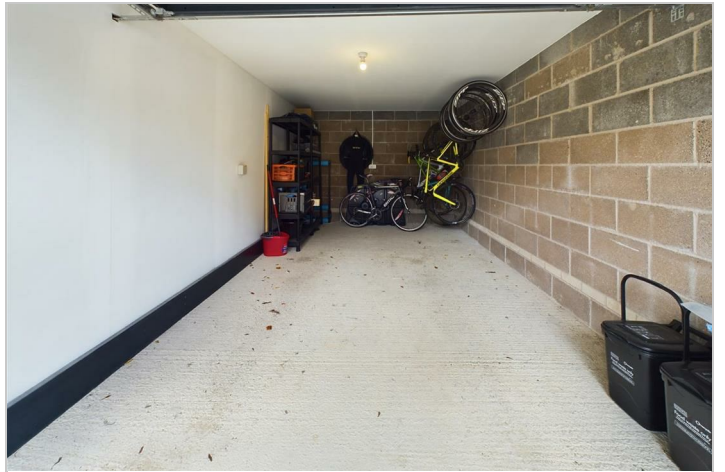
## Family Bathroom

White Suite Comprising: Bath with Shower Over, Wash

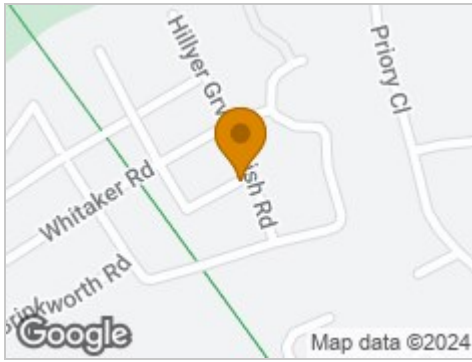
Hand Basin, Mirror Over Vanity and WC, Low Level WC, Tiling to Wet Areas, Extractor Fan, Shaver Point, White Ladder Radiator, Spot Lights, Tiled Flooring.

## Garage

Good Sized Garage, Parking outside Garage.



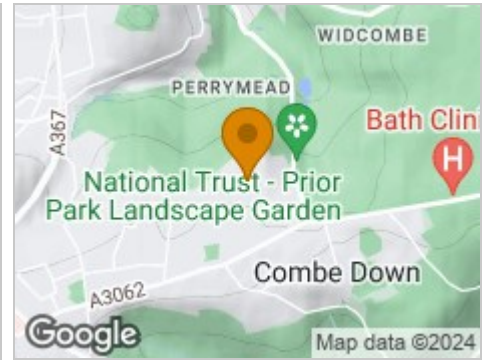
## Road Map



## Hybrid Map



## Terrain Map



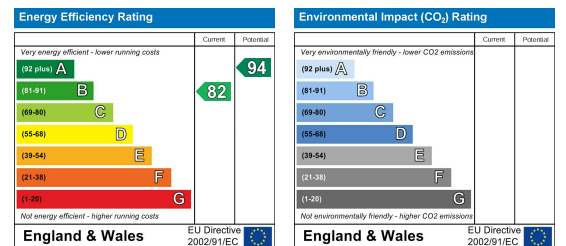
## Floor Plan



## 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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