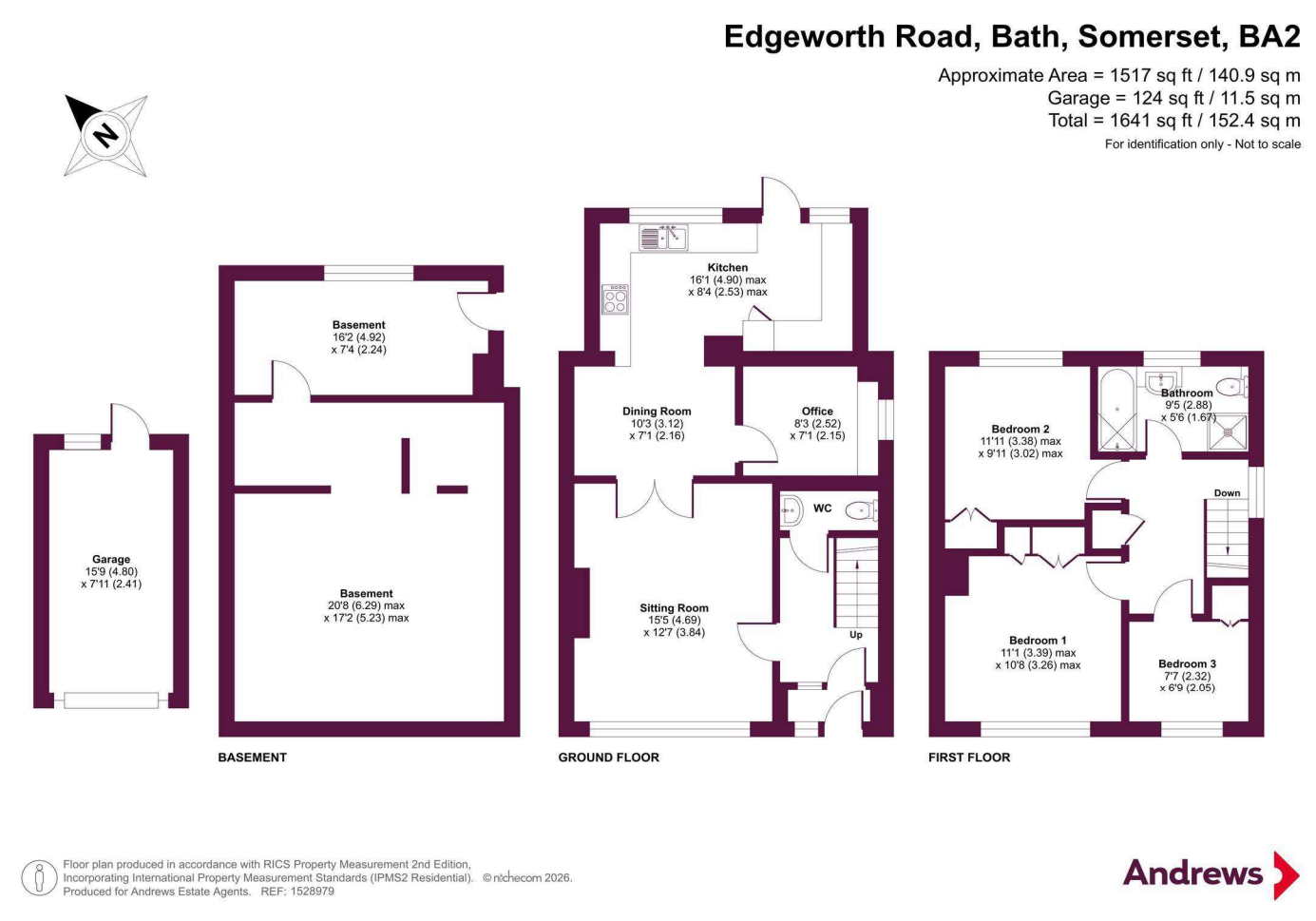


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		82 B
55-68	D	71 C	
39-54	E		
21-38	F		
1-20	G		



The Andrews Small Print
This listing contains no artificial colours, no photo doctoring, no super-wide angle images, no props, no overstatements, no pressure and no urgency. Instead you can count on our reassuring advice and refreshing service to help you with the big decisions.

Disclaimer
We haven't tested any of the appliances listed in these details, or asked for warranty or service certificates, unless stated – they're on an 'as seen' basis.

You should only use the floorplans as a general guide to room layout and design only, as they're not exact. You can find out how we've measured them in our Andrews Guide to Measuring, which you can ask for at any of our branches/

If you're interested in this property, you need to come through us for all negotiations. Please note that neither these details, nor anything we've said about the property, are part of an offer or contract, and we can't guarantee their accuracy.

**Edgeworth Road,
Bath
BA2 2LS**

**Guide Price
£365,000**

Energy Efficiency Rating: C

A well presented, three bedroom home complete with a garage, office and stunning far reaching views.



Situated on Edgeworth Road, this home enjoys far-reaching panoramic views across Bath. A regular bus service to Bath city centre is available from Ambleside, approximately 0.2 miles away, while commuters will appreciate the convenient access to Bristol via the Globe Roundabout at Newton Park. Everyday amenities are close at hand, with Tesco Express on Englishcombe Lane just 0.4 miles away and Sainsbury's supermarket in Odd Down approximately 1.8 miles from the property.

This three-bedroom family home offers an abundance of space and practicality, making it an ideal choice for a young family or professional couple. Benefitting from a garage, office and ground floor WC, the property is well suited to modern day living. The accommodation is arranged with a welcoming entrance hall leading through to the generous sitting room, measuring 15'5" x 12'7". Sliding doors create the option of an open-plan layout, seamlessly connecting the sitting room to the dining area, providing a fantastic space for both everyday living and entertaining. Positioned to the rear of the property, the kitchen is fitted with a range of white Shaker-style units and incorporates integrated appliances including an oven, hob and dishwasher. The sink is thoughtfully positioned beneath the window, making the most of the far-reaching views beyond. Accessed from the dining room is a versatile office, perfect for those working from home, although it could equally serve as a hobby room, playroom or additional reception space. A convenient ground floor WC completes the accommodation on this level. The first floor comprises two well-proportioned double bedrooms, a single bedroom and the family bathroom. All three bedrooms benefit from built-in storage, with bedroom one measuring 11'1" x 10'8". Bedroom two enjoys an attractive outlook over the rear garden. The family bathroom is fitted with both a separate shower and bath, adding further practicality and convenience. Externally, the property is set back from the road behind a front garden. To the rear, a decked seating area provides the perfect place for outdoor dining and entertaining, whilst steps lead down to a lawned garden below. A useful undercroft sits beneath the property, it has previously been as a workshop, utility and extra storage space. Rear access leads to a garage, situated in a nearby rank. Additional on-street parking is available outside the property.



Summary

- Three bedroom home
- Well presented through-out
- Office and W/C on ground floor
- Garage in a rank
- Stunning far reaching views
- Freehold
- Council Tax - Band D

Interested in this property?
For viewings and advice please get in touch with our Bath Bear Flat Sales branch on 01225 310 570