

DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

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10 Avondale Court Lower Weston Bath BA1 3ET



£325,000

A well presented modern 3 bedroom terraced house with easily managed accommodation in a desirable setting close to local amenities and with good public transport links to the city centre.

* Double glazing & gas fired central heating * entrance hall * cloakroom/wc * lounge/dining room with french doors to rear garden * kitchen/breakfast room * 3 bedrooms * bathroom * private car parking space * enclosed rear garden with sylvan backdrop *



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This modern terraced house enjoys a particularly desirable location just off Newbridge Road in Lower Weston tucked away but within easy walking distance of Newbridge Road with its excellent transport links to the city centre, and the local shops and amenities in Chelsea Road. The property is also close to The Lockbrook Inn public house, a popular hostelry set on the banks of the River Avon. The property was built in the early 2000's to a traditional style keeping future maintenance requirements to a minimum. The property has the advantage of uPVC double glazing and gas fired central heating and is easily managed whilst having generous room sizes throughout. There is a private parking space as well as an enclosed level private rear garden.

In fuller detail the accommodation (all measurements are approximate):

GROUND FLOOR

Double glazed entrance door to

HALLWAY: Tiled floor, staircase rising to first floor, radiator.

CLOAK/WC: uPVC double obscure glazed window to front aspect, low level wc and wash hand basin with tiled splash backs. Tiled floor. Radiator.

LOUNGE/DINING ROOM: 5.11m x 4.61m (16' 9" x 15' 1") uPVC double glazed french doors leading to decked terrace and uPVC double glazed window overlooking the rear garden. Deep built in understairs cupboard (included in measurements). Ornamental fire surround with coal effect electric fire, two radiators.

KITCHEN/BREAKFAST ROOM: 2.94m x 2.53m (9' 7" x 8' 3") uPVC double glazed sash style window to front aspect, tiled floor, kick space heater. Furnished with a range of modern wall and floor units with rolled edged work surfaces and tiled surrounds. Inset stainless steel single drainer sink unit with mixer tap. Built in four ring stainless steel gas hob with extractor above and oven beneath. Plumbing for automatic washing machine, further appliance space.

FIRST FLOOR

LANDING: Access to roof space, deep built in storage cupboard, airing cupboard with gas fired central heating boiler.

BEDROOM ONE: 3.56m x 2.90m (11' 8" x 9' 6") uPVC double glazed window to rear aspect, built in wardrobe (excluded from measurements). Radiator.

BEDROOM TWO: 3.31m x 2.91m (10' 10" x 9' 6") uPVC double glazed sash style window to front aspect, radiator.

BEDROOM THREE: 2.42m x 2.15m (7' 11" x 7') uPVC double glazed window to rear aspect, radiator.

BATHROOM: uPVC double obscure glazed sash style

window to front aspect. Tiled floor. White suite comprising low level wc, pedestal wash hand basin with tiled surrounds, 'P' shaped bath with curved shower screen and Mira over bath shower. Radiator.

OUTSIDE

To the **FRONT** of the property there are communal landscaped gardens and a private parking space.

The parking space is 4 spaces away from the front door to the east (outside number 12) although informally the Vendor has always used the parking space closest to her property.

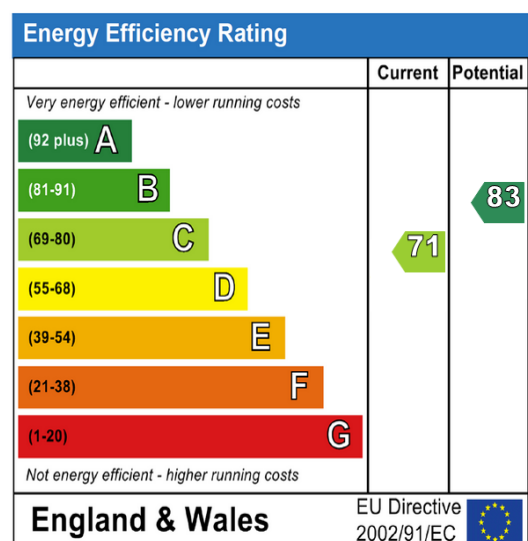
The **REAR GARDEN** is 9.6m (31') deep x 5.5m (18') wide and enclosed by timber fencing with a rose clad arbour and a decked patio terrace. Beyond the decking the garden is laid to flower and shrub beds with gravelled pathways and a timber garden shed. The garden enjoys a pleasant sylvan backdrop backing onto the old railway line.

AGENTS COMMENTS: The property is freehold. We understand there is a maintenance charge of £150 pa to cover the management and maintenance of the communal gardens.

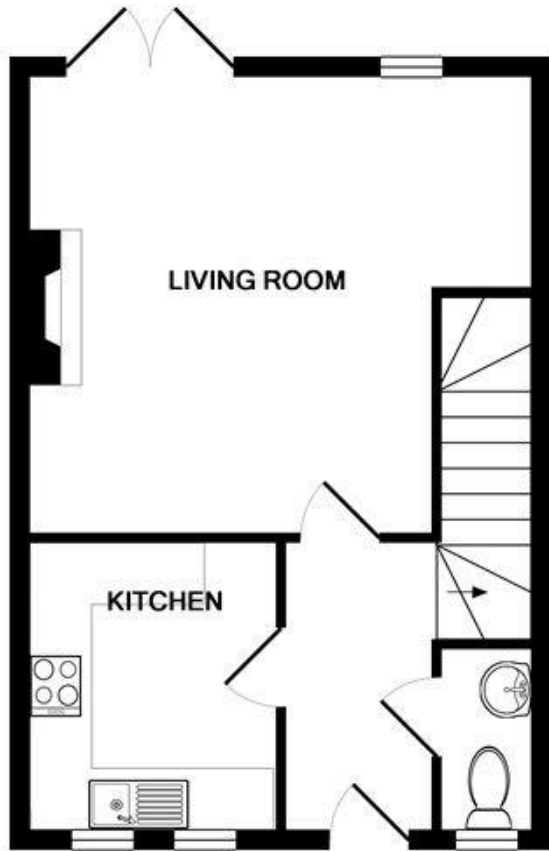
DIRECTIONS: Travelling into Bath on the A4 Newbridge Road continue past the Park & Ride on the left and side and take the next turning right into Brassmill Lane. Continue along Brassmill Lane until you reach the one way system and then turn left into Osbourne Road and first right into Avondale Road and Avondale Court will be found on the left hand side.

VIEWING: BY APPOINTMENT WITH DAVIES AND WAY:
01225 400400

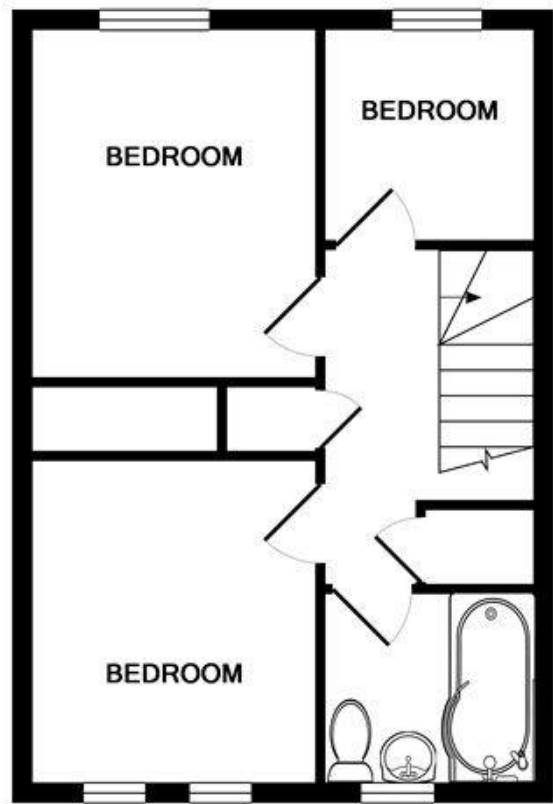
REF UWR1102







GROUND FLOOR
APPROX. FLOOR
AREA 38.4 SQ.M.
(414 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 38.4 SQ.M.
(414 SQ.FT.)

TOTAL APPROX. FLOOR AREA 76.9 SQ.M. (827 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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