



114 BLACKMORE DRIVE  
BATH  
BA2 1JN

£295,000



**Positioned within this popular, quiet cul-de-sac, only a short distance to Bath City Centre can be found this smart, terraced property.**

**This two double bedroom property offers an array of benefits, none more so than externally, where a driveway provides off street parking and the enclosed rear garden enjoys a sunny, westerly orientation.**

**Internally the property offers generous room proportions over two floors. An entrance hallway greets, with stairs leading to the first floor and door leading to the lounge. Beautiful wood floor continues from the hallway into the lounge and with the addition of a feature window, this room is bathed in natural light. A full width kitchen / diner can be found with views and direct access to the rear garden. The kitchen comprises numerous built in fitted units and a large expanse of work surfaces.**

**To the first floor can be found two double bedrooms and a bathroom comprising a three piece white suite. The property is further enhanced via double glazed windows and gas central heating.**

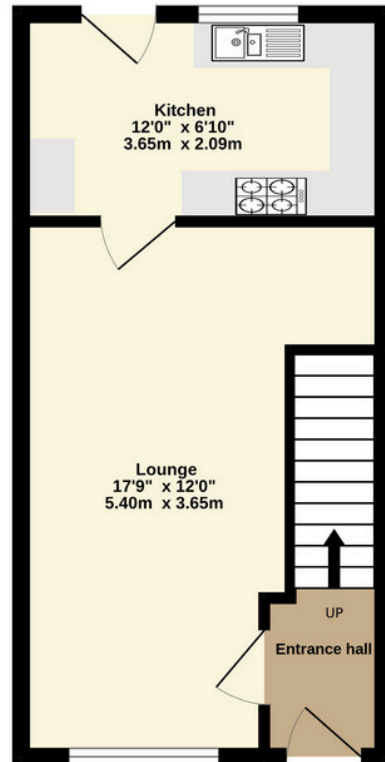
**The property offers lovely views of the surrounding area and is conveniently placed to access a number of local benefits including lovely open green areas. Oldfield Park Train Station is only a short walk away with the city of Bath easily accessible in many ways. An internal viewing is highly recommended.**



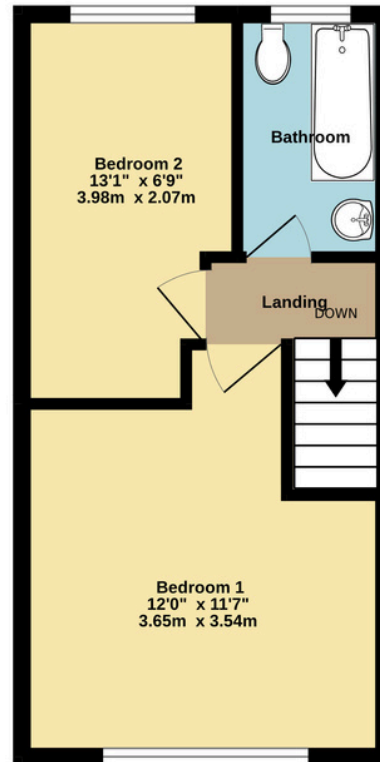




Ground Floor  
294 sq.ft. (27.3 sq.m.) approx.



1st Floor  
294 sq.ft. (27.3 sq.m.) approx.



114 Blackmore Drive

TOTAL FLOOR AREA: 589 sq.ft. (54.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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## Energy performance certificate (EPC)

114, Blackmore Drive BATH BA2 1JN	Energy rating <b>C</b>	Valid until: 20 January 2029
		Certificate number: 2198-6084-6279-5671-4914

Property type Mid-terrace house

Total floor area 55 square metres

## Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

## Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	90 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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