



Bloomfield Close, Timsbury

£435,000

- Energy Rating - D
- Quiet Cul-De-Sac Location
- Tenure - Freehold
- Garage And Driveway Parking
- 3D INTERACTIVE TOUR
- South Facing Rear Garden
- Close Commuting Distance to The City Of Bath & Bristol
- Conservatory
- Council Tax Band - D
- Viewings Recommended

A spacious DETACHED home offering one of the best positions and with larger than average gardens. BARONS are delighted to welcome to the market this very well presented family home located in a quiet Cul-De-Sac with close commuting to The City Of Bath and Bristol, close to local amenities. The property comprises a living/dining room, a kitchen, conservatory and a cloakroom. On the first floor you are greeted with three bedrooms, one of which benefits from an en-suite and a family bathroom. The property further benefits from gas central heating also inclusive of a water softener system throughout, UPVc double glazing, parking and a garage. Call Barons today to arrange your viewing on 01761 411411

Kitchen 14'6 x 7'8 (4.42m x 2.34m)

Living/Dining Room 19'1 x 11'4 (5.82m x 3.45m)

Conservatory 8'8 x 8'3 (2.64m x 2.51m)

WC

Bedroom One 11'6 x 11'3 (3.51m x 3.43m)

En-Suite

Bedroom Two 11'7 x 9'3 (3.53m x 2.82m)

Bedroom Three 8'5 x 8'4 (2.57m x 2.54m)

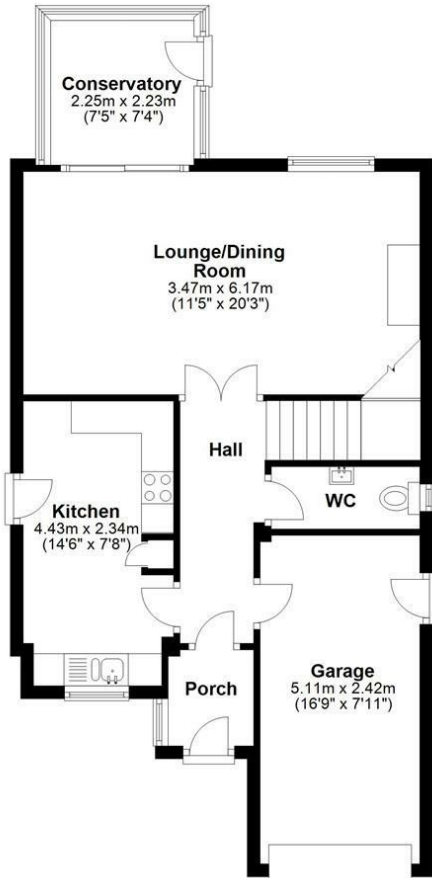
Bathroom





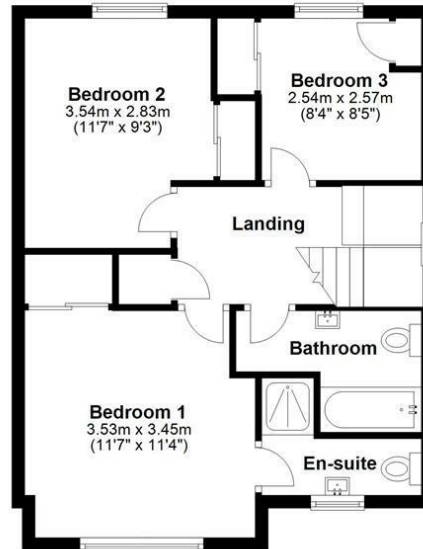
Ground Floor

Approx. 57.0 sq. metres (614.0 sq. feet)



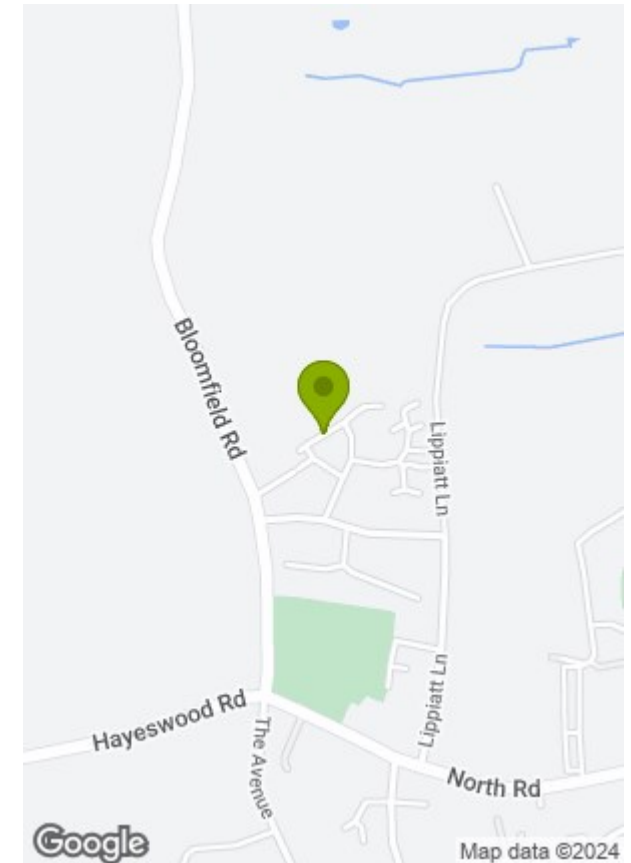
First Floor

Approx. 46.4 sq. metres (499.2 sq. feet)



Total area: approx. 103.4 sq. metres (1113.3 sq. feet)

Whilst every attempt has been made to ensure accuracy of the floor plan, 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 illustration purposes only and should be used as such by the prospective purchaser. Services, systems and appliances have not been tested and no guarantee to their operability or efficiency can be given.
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
	66	81
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.