



14, Egerton Road, Bath. BA2 2DP

Asking Price: £700,000



3 bedrooms



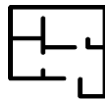
Bathroom, cloakroom,
and downstairs WC



Beautiful and generous
gardens



Driveway and garage
parking



1396 Sq. ft. / 130 Sq. m.

The Property

- Spacious and welcoming detached property.
- No onward chain
- 3 good-sized bedrooms
- Beautifully kept, large gardens
- Sought-after Bloomfield location

The Location

- Very sought-after position just off Hensley Road
- Excellent access to Bristol and Bath, with local bus routes
- Lovely, elevated views
- Excellently located for Moorlands, Hayesfield and Beechen Cliff Schools
- Bear Flat Shops – 0.4 miles walk
- Bath Spa Station – 1.1 miles walk
- Close to Tesco Express on Englishcombe Lane and Wellsway





The Property: A charming and spacious detached family home with gorgeous gardens, no onward chain and great potential to extend (subject to permissions)

We begin with an entrance vestibule and roomy hallway which opens to the main reception rooms. The sitting room is large, with a double-glazed bay window and period fireplace. Sliding doors lead to the very spacious dining room with access to the rear garden. The kitchen has a modern off-white suite and a lovely garden outlook. From here, we lead to a conservatory and handy cloakroom.

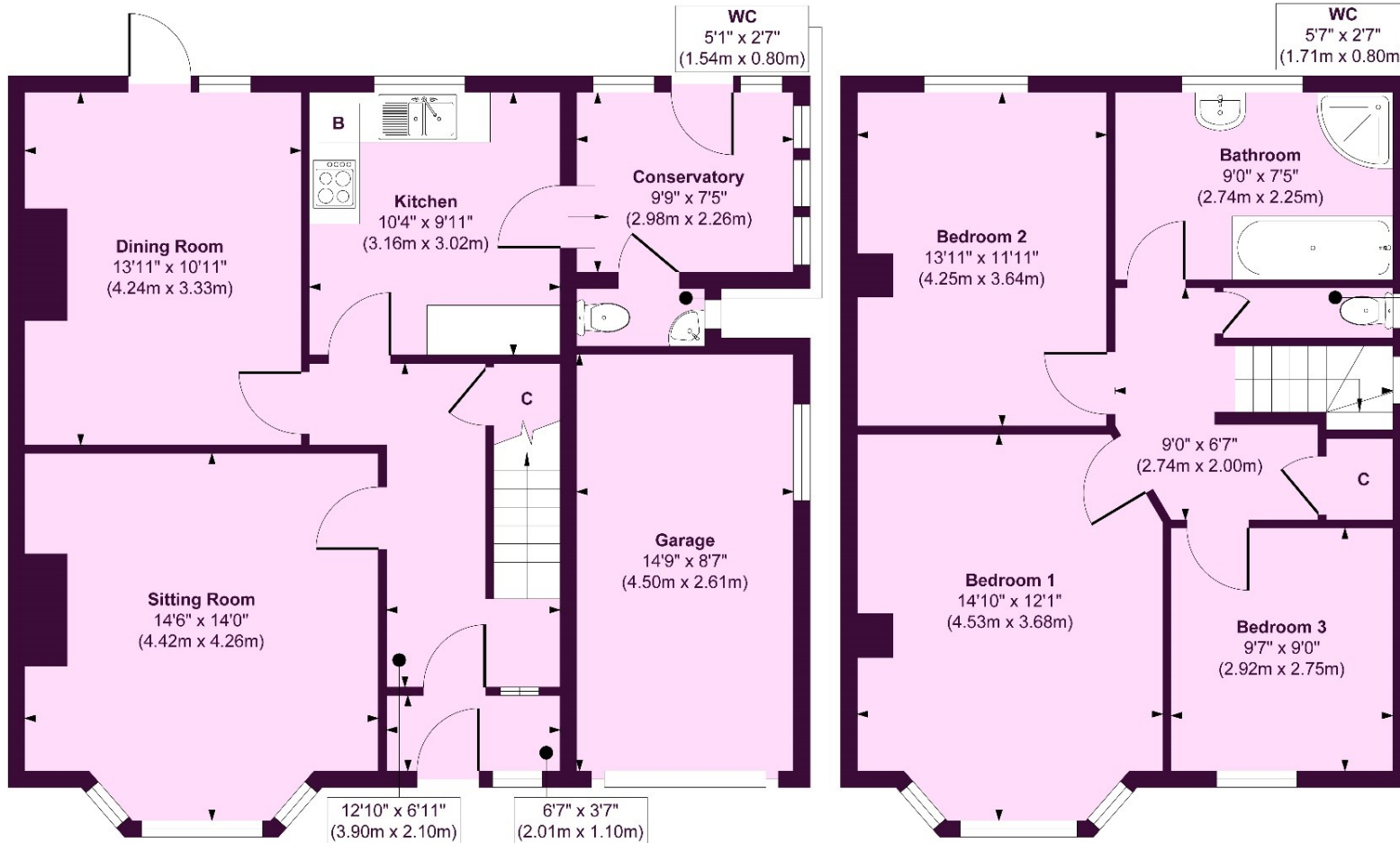
Upstairs are 3 good-sized bedrooms. Bedrooms 1 and 2 are generous doubles with attractive views, whilst bedroom 3 is a good-sized single room. The bathroom has a white suite of bath, shower cubicle and basin and there is a separate WC, alongside.

Outside: There are stunning, mature gardens at the property. The rear garden is approx. 28m x 12m and comprises a patio seating area, large lawn and broad selection of flowering shrubs, small trees, and hard landscaping. It is a wonderful area for buyers who really appreciate outdoor space. The front garden features a lawn with pretty flowering shrubs, low walls and driveway for a car. The single garage has an up/over door, power, and light.

The Location: On the southern slopes of the city Egerton Road is found just above the Bear Flat. It offers elevation and lovely views and is desirable to families with its ease of access to a good selection of sought-after schools such as Beechen Cliff, Hayesfield, Moorlands and St Johns. There are lovely walks and cycling nearby, along the Two Tunnels Path and a Tesco store further along Wellsway.

Local amenities found in Bear Flat include a Co-op and Tesco Metro, The Bear Pub and Good Bear Cafe, pharmacy, and various other shops for day-to-day needs, with a regular bus service to the centre of town and Bath Spa Railway station from where direct routes are offered to Bristol and London Paddington. Bristol International Airport is located some 18 miles away.





Ground Floor
 Approximate Floor Area
 816 sq. ft
 (75.81 sq. m)

First Floor
 Approximate Floor Area
 580 sq. ft
 (53.94 sq. m)

Approx. Gross Internal Floor Area 1396 sq. ft / 129.75 sq. m (Including Garage)

Whilst every attempt is made to ensure the accuracy of this plan, depiction and measurements of rooms, doors, windows, compass points and other items are approximate and no responsibility is taken for any error. This plan is for illustrative purposes only and is not drawn to scale

Produced by Elements Property

Disclaimer: The fixtures, fittings and appliances referred to have not been assessed and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property – they may be available by separate negotiation. These Sales Particulars are for general guidance and complete accuracy cannot be guaranteed and they do not constitute a contract or part of any contract.

Directions: From the Churchill Bridge roundabout, take the A367 to Bear Flat. Turn right onto Bloomfield Road and right again into Hensley Road. Turn 1st right into Egerton Road where the property is ahead on the right.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

