



152 Bradford Road  
Bath. BA2 5BZ

Guide Price: £550,000



3 good-sized bedrooms



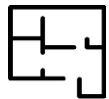
Family Bathroom



Large front and rear gardens



Driveway parking and garage



1376 Sq. ft. / 128 Sq. m.



### The Property

- Very spacious, semi-detached family home with off-street parking
- No onward chain and night store heating
- 3 generous bedrooms
- 3 reception rooms
- Large, southerly-facing rear gardens
- Perfect refurbishment opportunity

### The location

- Located in sought-after Combe Down
- Good access to bus services to Bath and Bristol
- Combe Down Primary School – 0.4 miles
- Mulberry Park School and The Hub Café – 0.2 miles
- Ralph Allen Secondary School – 1.2 miles
- Prior Park College – 0.7 miles
- Bradford Road shops – 0.2 miles



**The Property:** This wonderful, family home on Bradford Road offers excellent space for growing families, with off-street parking, large gardens and a convenient location close to schools, shops and services. It also benefits from no-onward chain and is fitted with night storage heating.

**Ground Floor:** The property begins with an entrance porch opening to the spacious hallway. From here are the very generous sitting room and dining room to front and rear respectively, as well as a breakfast room with store cupboard, next to the small, traditional kitchen. Many buyers will consider opening and extending this space (subject to planning and building regulations)

The dining room then leads through the conservatory to the wonderful rear garden.

**First Floor:** The landing gives access to 3 bedrooms and bathroom. The bedrooms follow the downstairs proportions with very well-sized bedroom 1 and 2 each of which can comfortably fit a double bed, and additional bedroom furniture. Bedroom 3 is a good-sized single (or small double room) and provides good space to be a comfortable children's bedroom or home-office.

The bathroom comprises an avocado suite of panelled bath, handbasin and WC.

**Outside:** To the front is a good-sized lawn with mature shrubbery alongside a driveway leading to the stone-built single garage. The rear garden comprises a large area of lawn with mature shrubbery and greenhouse. It has a lovely, southerly aspect



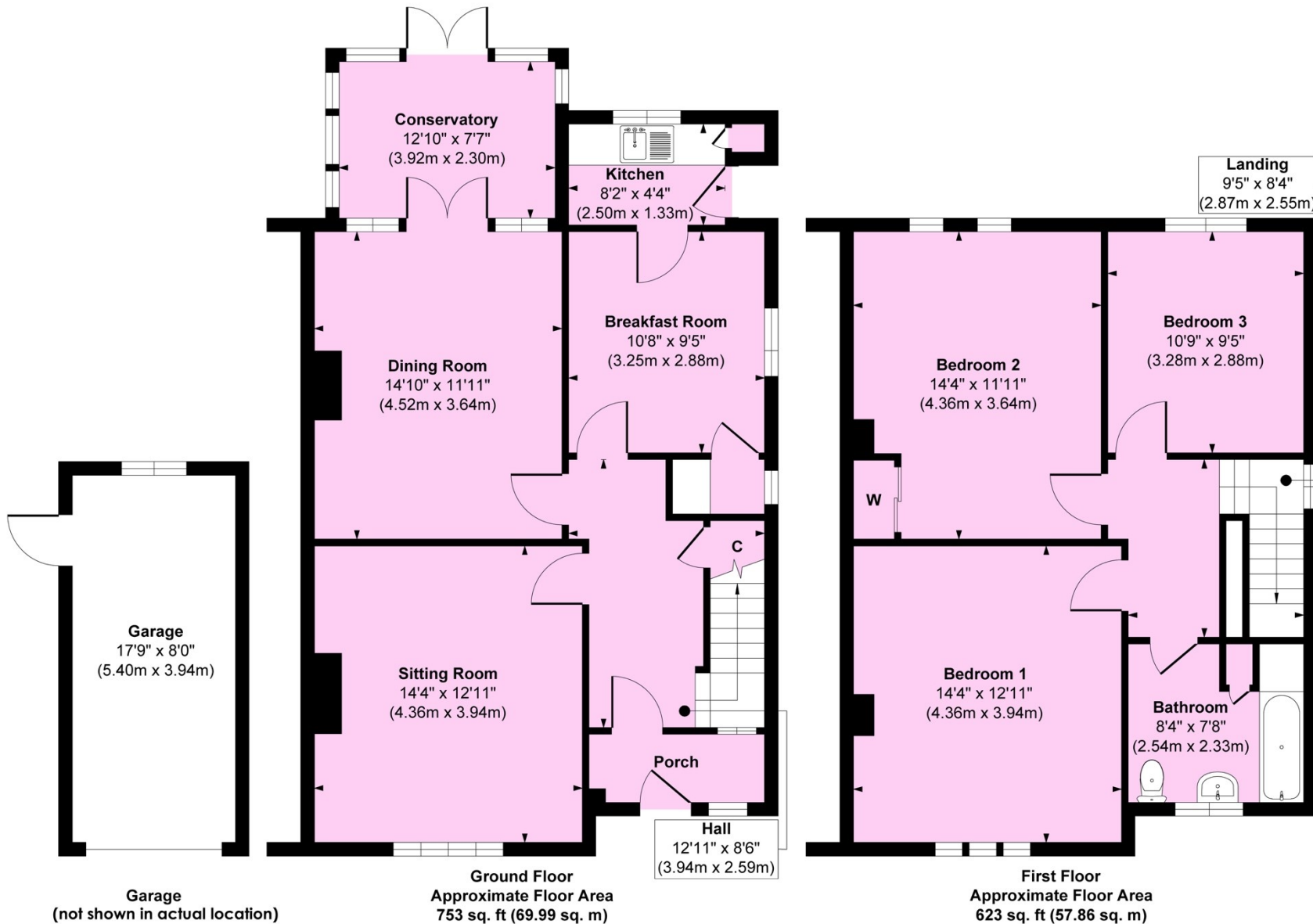


**The Location:** The property is located in the Combe Down location, a very desirable part of Bath approx. 2 miles from the City Centre. Combe Down village itself is attractive and scenic with a church, delicatessen, well regarded primary school, small Co-op, and Doctors surgery. Close to the property is a thriving cafe and community building, The Hub, offering a range of social activities and Mulberry Park Primary School is situated here, too.

Prior Park College, Monkton Combe Prep School and Ralph Allen Co-ed Secondary school and Sixth Form are also easily accessed.

There are lovely, semi-rural walks along Horsecombe Brook and the Midford Valley as well as access to the Two Tunnels Cycle and Walking Path connecting to Bear Flat and Oldfield Park to the North-West and Midford and beyond to the South.





**APPROX. GROSS INTERNAL FLOOR AREA 1376 SQ. FT / 127.85 SQ. M (Not including garage)**

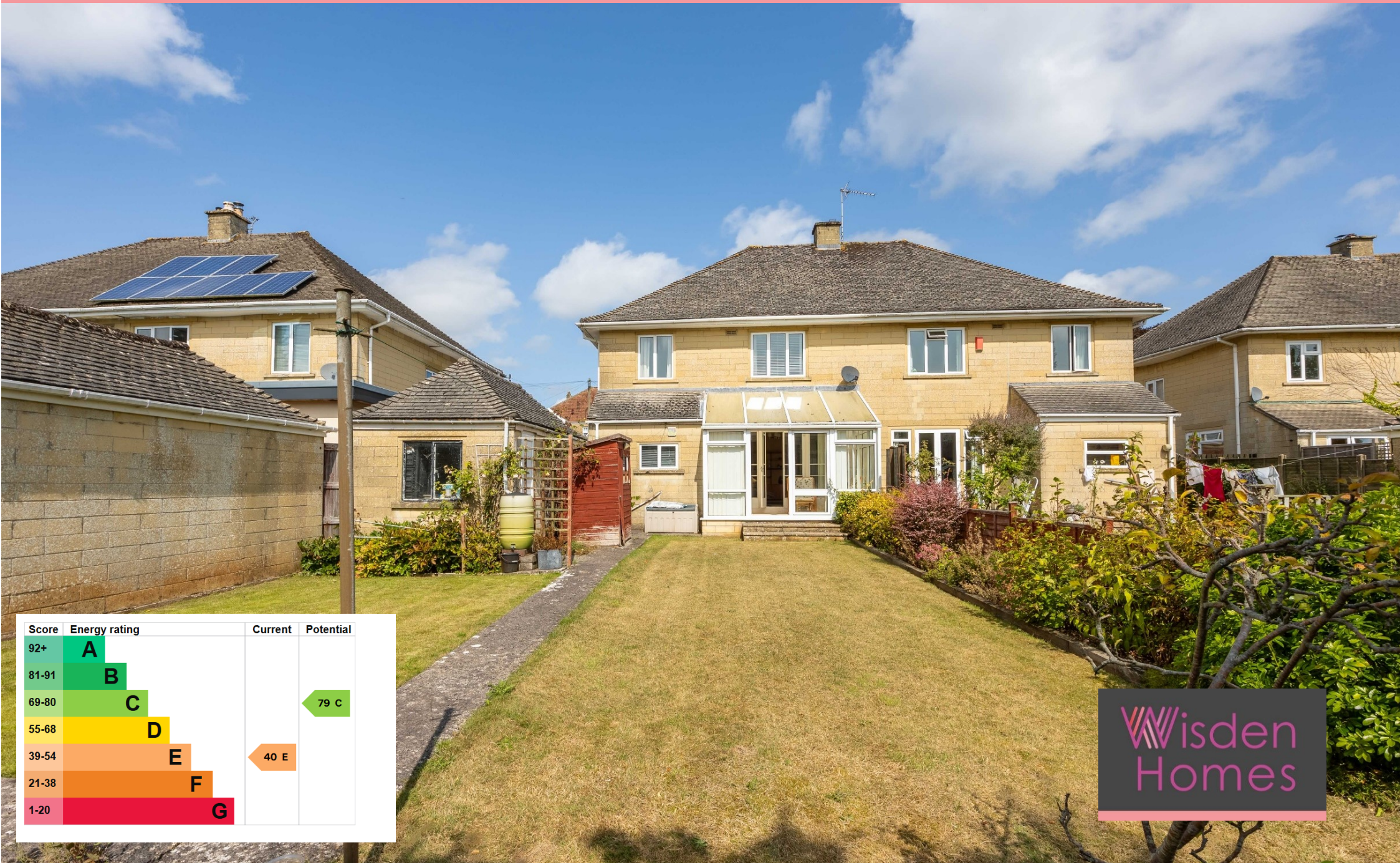
Whilst every attempt is made to ensure the accuracy of this plan, depiction and measurements of rooms, doors, windows, compass points and other items are approximate and no responsibility is taken for any error.

This plan is for illustrative purposes only and is not drawn to scale.

Produced by Elements Property

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		