



Widsen
Homes

19, Maple Gardens, Bath. BA2 3AG

Asking Price: £475,000



3 bedrooms



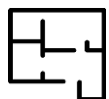
Stylish bathroom



Southerly lawned gardens
with potential parking
space



Residents' Parking Zone



965 Sq. ft. / 90 Sq. m.

The Property

- Smart and welcoming, modern family home
- No onward chain
- Cul-de-sac position
- Recently painted and decorated
- Potential parking space to the rear
- Attractive and neutral décor
- South Westerly rear garden

The Location

- Highly desirable cul-de-sac location just off Bloomfield Avenue.
- Residents Parking Zone
- Bath Spa Train Station and the city of Bath – just 1-mile walk
- Excellent proximity to Beechen Cliff, Hayesfield and St John's Schools
- Very close to Bear Flat shops





The Property: This well-presented modern property has been freshly painted and carpeted and is located in a very sought after cul-de-sac just below Bloomfield Avenue and Bear Flat.

Ground Floor: We begin with a double-glazed porch which opens to the spacious hallway. The sitting room to the front, features a log-burner whilst the rear dining room has space for a dining table and includes a dresser. Adjacent, there is an extended sunroom, ideal as a playroom or office space.

The kitchen is modern and smartly fitted comprising cream cabinets and wood flooring. There is an integral double electric oven and gas hob as well as a slimline dishwasher and washing machine, included.

First Floor: Upstairs, the landing opens to 3 bedrooms and bathroom. Bedroom 1 is a generous double room with built in cupboards whilst bedroom 2 is smaller double with further wardrobes. The 3rd bedroom is a single room, to the front.



Outside: There are pretty and level southerly facing rear gardens at the property. Beginning with patio seating, the garden continues over lawn with flower beds to a rear hardstanding and a gate to Durley Park at the rear. There is a dropped kerb beyond the fence and hence great potential to create a parking space if required. The front garden has low stone walls, shingle and flower beds and a path to the front door.



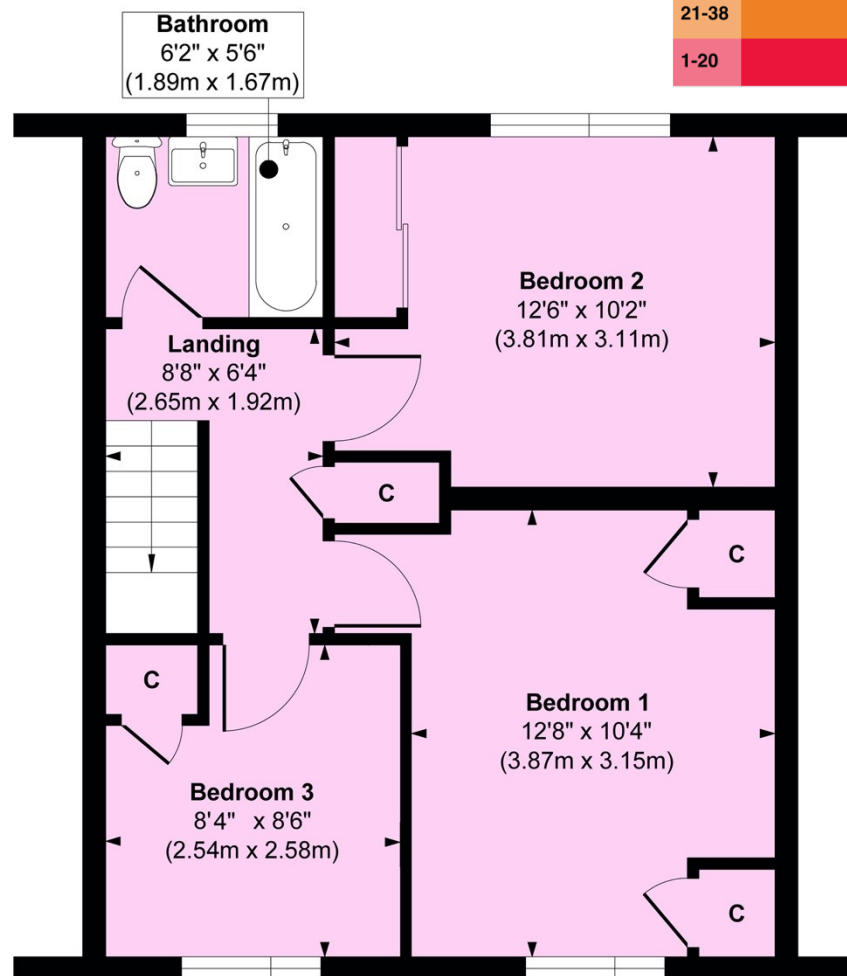
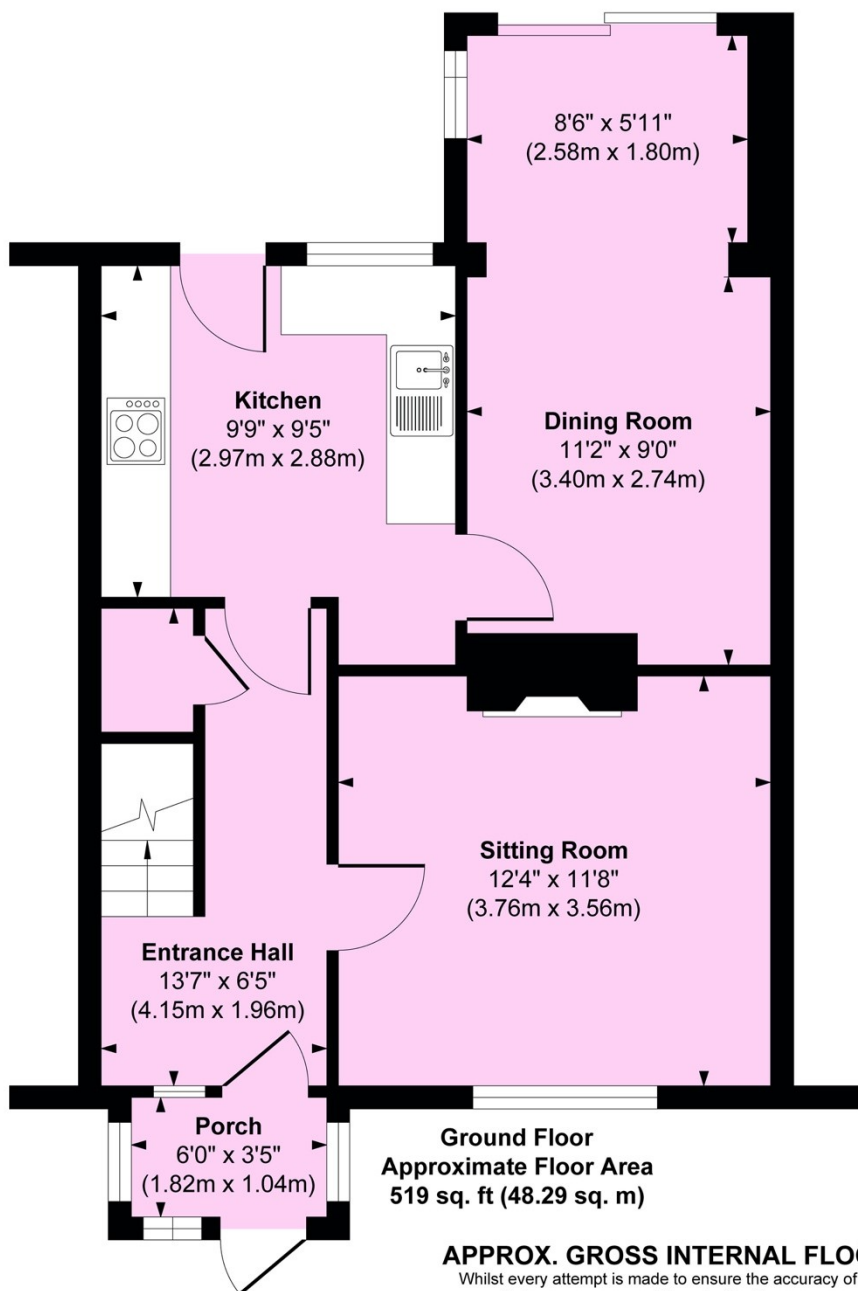
The Location: The property is located in the Bloomfield area on the Southern slopes of Bath and with good access to the city Centre. This location is very desirable to families with its ease of access to a good selection of schools. Beechen Cliff, Hayesfield, Moorland and St Johns accessible and independent schools such as The Paragon School and Prior Park College, are also close by. There are lovely walks and cycling nearby along the Two Tunnels Path and a Tesco store further along Englishcombe Lane.

Local amenities, found in Bear Flat include a Co-op and Tesco Metro, The Bear Pub and Good Bear Cafe, pharmacy and various others for day to day needs with a regular bus service to the center 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.

Directions: From Churchill Bridge (Railway) roundabout and take the A367 Wells Road up to Bear Flat. Continue through the traffic lights and turn right onto Bloomfield Avenue follow the Avenue around with the tennis courts to your left and take the 2nd right onto Maple Garden where the property is towards the bottom on the left.

Please note the property is Leasehold tenure with a long lease of approx. 930 years. The Freehold can be purchased for a figure of £6000.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Disclaimer: The fixtures, fittings and appliances referred to have not been tested 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.

APPROX. GROSS INTERNAL FLOOR AREA 965 SQ. FT / 89.78 SQ. M

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.

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