



Castle Gardens, Bath





3 Castle Gardens

Bath, Somerset, BA2 2AN

Located In A Quite Cul-De-Sac Just In The Popular Bloomfield Area, A Detached Modern Four Bedroom Family Home With Enclosed Lawned Rear Garden, Integral Garage And Carport With Driveway Parking.

- Detached Family Home
- Dual Aspect Sitting Room
- Family Bathroom
- Cul-De-Sac Location
- Separate Dining Room
- Garage & Carport
- Four Double Bedrooms
- Kitchen & Utility Room
- No Onward Chain



The Property

This well proportioned property is in need of upgrading with dual aspect full depth sitting room that connects to a dining room with patio sliding door to the garden. The kitchen overlooks the rear garden and links to the utility with access to the car port. The integral garage can be accessed from the entrance hall, with the W.C. completing the ground floor.

Upstairs, the accommodation includes four double bedrooms and a bathroom, all in need of upgrading. The enclosed rear garden is mostly lawned with flower borders to the sides and rear making for a family friendly outdoor space. To the front of the property, the garden is presented with a lawn and a path to the canopied entrance. A generous driveway leads to both the integral garage and car port providing off road parking for a number of cars.

The Situation

Castle Gardens is a popular location off Bloomfield Road. The private development contains only detached family homes. Appealing to buyers looking for a prime location yet only minutes walk from local amenities in Bear Flat, the Two Tunnels Cycle Path and Alexandra Park. Bath Spa Railway Station and the City Centre are within walking distance.

A short walk takes you to the diverse range of amenities in Bear Flat including supermarket, delicatessen, café, Majestic Wine, The Bear Pub and Michelin rated Menu Gordon Jones

Entrance Hallway

Good sized entrance hall with double glazed front door and glazed side panel, under stair cupboard, stairs to first floor.

Cloakroom

Side window, low level WC, vanity wash hand basin with cupboard under.

Sitting Room

Dual aspect double glazed windows, feature fireplace, sliding patio doors to outside, double doors to dining room.

Dining Room

Double glazed sliding patio doors leading to the rear garden.

Kitchen

Double glazed window overlooking the rear, a range of wall and base units with laminate work tops over, inset stainless steel sink, built-in electric double oven, built-in ceramic hob, space for appliances, gas boiler.

Rear Lobby

Double glazed door to rear, built-in cupboard, double glazed door leading to the carport.

First Floor Landing

Access to loft space.

Bedroom One

Double glazed window, two built-in wardrobes.

Bedroom Two

Double glazed window, two built-in wardrobes.

Bedroom Three

Double glazed window to rear, built-in airing cupboard with hot water cylinder.

Bedroom Four

Double glazed window to rear, built-in wardrobe.

Bathroom

High level double glazed window, panelled bath with tiled surround and electric shower over, pedestal wash hand with tiled splash back, low level WC.

Integral Garage

Electric metal roller door, power and light.

Outside

To the front of the property, the garden is presented with a lawn and a path to the canopied entrance. A generous driveway leads to both the integral garage and car port providing off road parking for a number of cars.

The enclosed rear garden is mostly lawned with flower borders to the sides and rear making for a family friendly outdoor space.

Agents Note

The property was reroofed in June 2022 with new felt and batons, reusing the tiles and a new boiler installed in 2020.

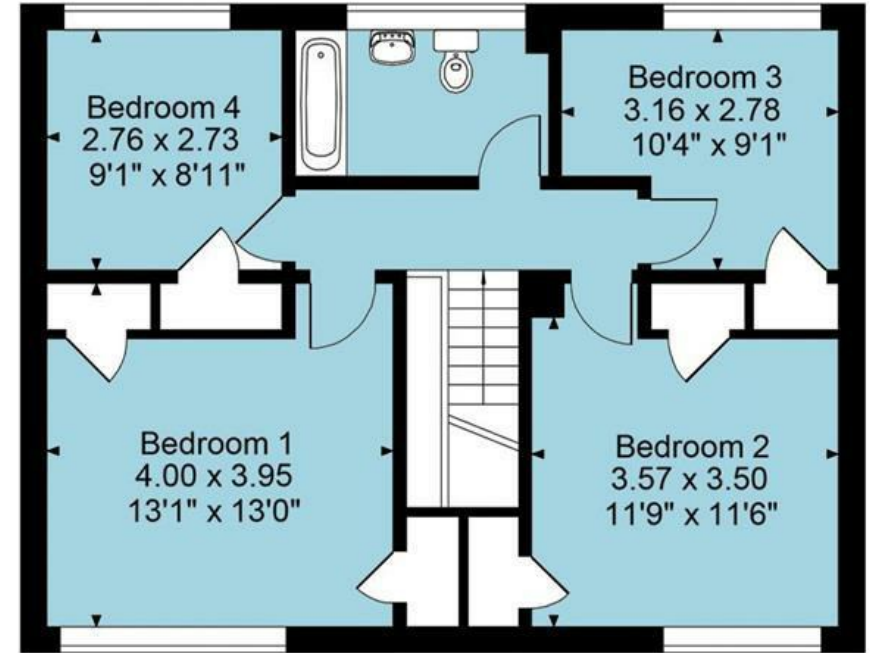
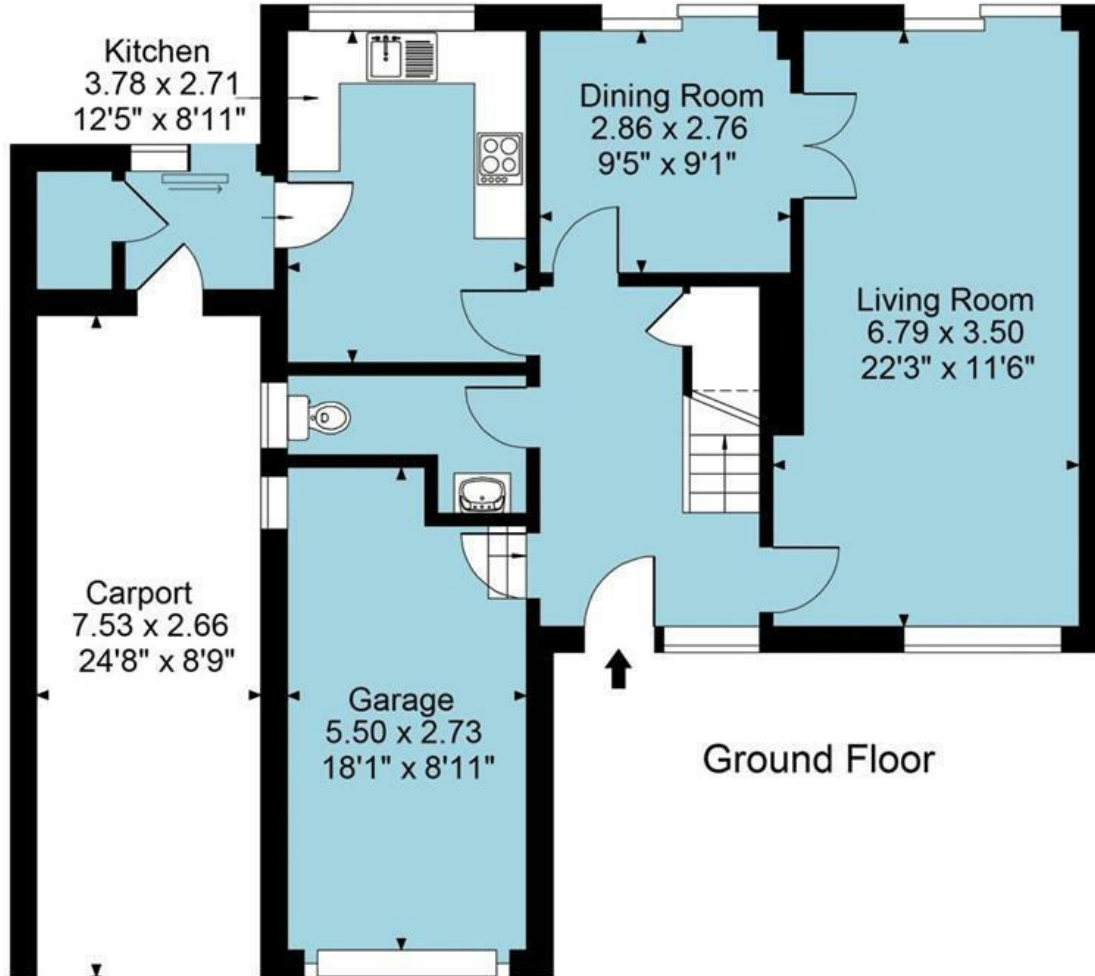




Approx. Gross Internal Area
House - 1316 Sq Ft - 122 Sq M
Garage - 153 Sq Ft - 14 Sq M
Total Area - 1469 Sq Ft - 136 Sq M



TOWN &
COUNTRY
MEDIA



Agents Notes

If any issue such as location, condition, specific access requirements, communications, proximity to amenities or transport hubs are of material importance to your decision to view then please discuss these priorities with our friendly team before making arrangements. Extensive information on all our properties can be viewed online at www.chasebuchanan.co.uk

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- * Free consultation meetings with no obligation
- * Access to exclusive mortgage products and deals
- * Truly independent advice with access to approximately 130 mortgage lenders
- * Face-to-face or telephone meetings at your convenience
- * They help walk you through the mortgage process, and costs involved, help you set your budget to suit your lifestyle and future plans
- * Their dedicated team are by your side throughout the property-buying journey

The service is friendly and straightforward. If you have already spoken to a mortgage adviser, it is still recommended to double-check you are being offered the best solution for your needs and circumstances. Please ask a member of our team to arrange a meeting.

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We have access to a panel of solicitors who operate on a no sale no fee basis. We can arrange a no obligation conveyancing quote to be emailed to you which clearly itemises the legal costs associated with selling a property in the UK. This could be useful for comparable purposes before formally instructing your chosen solicitor. Please ask a member of our team for further information.

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Miscellaneous items

EPC: D

Council Tax: F

Utilities: All main services

Authority: Bath & North East Somerset Council

Tenure: Freehold

Lease: Add text here

Ground Rent: Add text here

Service Charge: Add text here

For more information or to book a viewing, please contact:

T: 01225 421000

E: bath@chasebuchanan.co.uk

W: chasebuchanan.co.uk

A: 6 Wellsway, Bath, BA2 3AQ

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