



Bloomfield Road, Bath
£649,950





281 Bloomfield Road

Bath, BA2 2NU

This Beautifully Refurbished & Stylish Family Home Is Located On The Popular Southern Slopes Of Bath. This Charming Three Bedroom Cottage, Has Been Completely Refurbished To A High Standard Including Herringbone Engineered Oak Flooring, Oak Stairs Case and Internal Doors And Kitchen With Quartz Work Tops.

- Double Fronted Period Property
- Stylishly Refurbished Family Home
- Open Plan Reception Space
- Contemporary Kitchen With Appliances
- Bathroom With Free Standing Bath
- Level Enclosed Garden
- Off Street Parking
- Close To Amenities
- No Onward Chain



The Property

This Victorian double fronted semi detached cottage has good sized level gardens to the side and rear. The central entrance opens into a light and airy double sitting room designed as a sitting area on one side and home office on the other. It leads to a very smart kitchen recently fitted with well designed, sleek units under a quartz worktop and with Miele appliances. There is plenty of room for a dining table and the bifold doors open directly on to a dining terrace with tall stone walling providing a dramatic backdrop lit up for evening dining.

The first floor accommodates three bedrooms and two bathrooms. The principal bedroom to the front benefits from a contemporary en-suite shower room. There are two further bedrooms and a luxury bathroom. The loft has been professionally boarded, with ladder and light offering valuable storage space.

The Situation

Bloomfield Road is a sought after residential area on the southern slopes of the City. It is conveniently located only a short walk away from the busy shops on the Frome Road and Upper Bloomfield Road (at Noad's Corner) which include, chemist, newsagents and Co-op. Additionally, close by Bear Flat has a popular pub, delicatessen, small supermarket and the fine dining restaurant; Menu Gordon Jones.

The position is also well situated for local schools, including a Primary school at St Philips, Moorlands and Combe Down Secondary schools at Beechen Cliff, Hayesfield School (for girls) and Ralph Allen (Co-Educational).

Easy access is also afforded out of Bath on the A4 to Bristol and the A367 to Radstock and Midsomer Norton, with the World Heritage City of Bath and its rich cultural, shopping, historic and sporting facilities on the doorstep.

For those that need to commute, Bath Spa Railway station is approximately 2 miles away, (situated in the City centre,) and offers a main line link into London Paddington. An additional local railway station 1.8 miles away offers additional train service to Bristol and the south coast. The M4 Motorway at Junction 18 gives access to London, Bristol and the South West.

Entrance

Wooden door leading into the double fronted reception space.

Sitting Room

Occupying the entire width with two sash windows to the front, engineered oak herringbone patterned flooring, feature radiators, oak staircase rising to first floor, under stair cupboard.

Cloakroom

Double glazed window, wash hand basin, low level WC.

Kitchen/Diner

Dual aspect double glazed windows, bi-fold doors with direct garden access, a range of shaker style wall and base units with quartz work tops over, matching quartz upstands, built-in gas hob with stainless steel cooker hood over, built-in Miele electric oven, integral fridge and freezer, integral dishwasher, integral washing machine, built-in Miele coffee machine, built-in dishwasher, herringbone engineered oak flooring.

First Floor Landing

Velux roof light.

Bedroom One

Sash window to the front, feature radiator, ceiling coving, ceiling spot lights.

En-Suite

Walk-in shower enclosure, vanity wash hand basin with cupboard under, low level WC.

Bedroom Two

Double glazed window to rear, Velux roof light, ceiling spot lights.

Bedroom Three

Sash window to the front, ceiling spot lights.

Family Bathroom

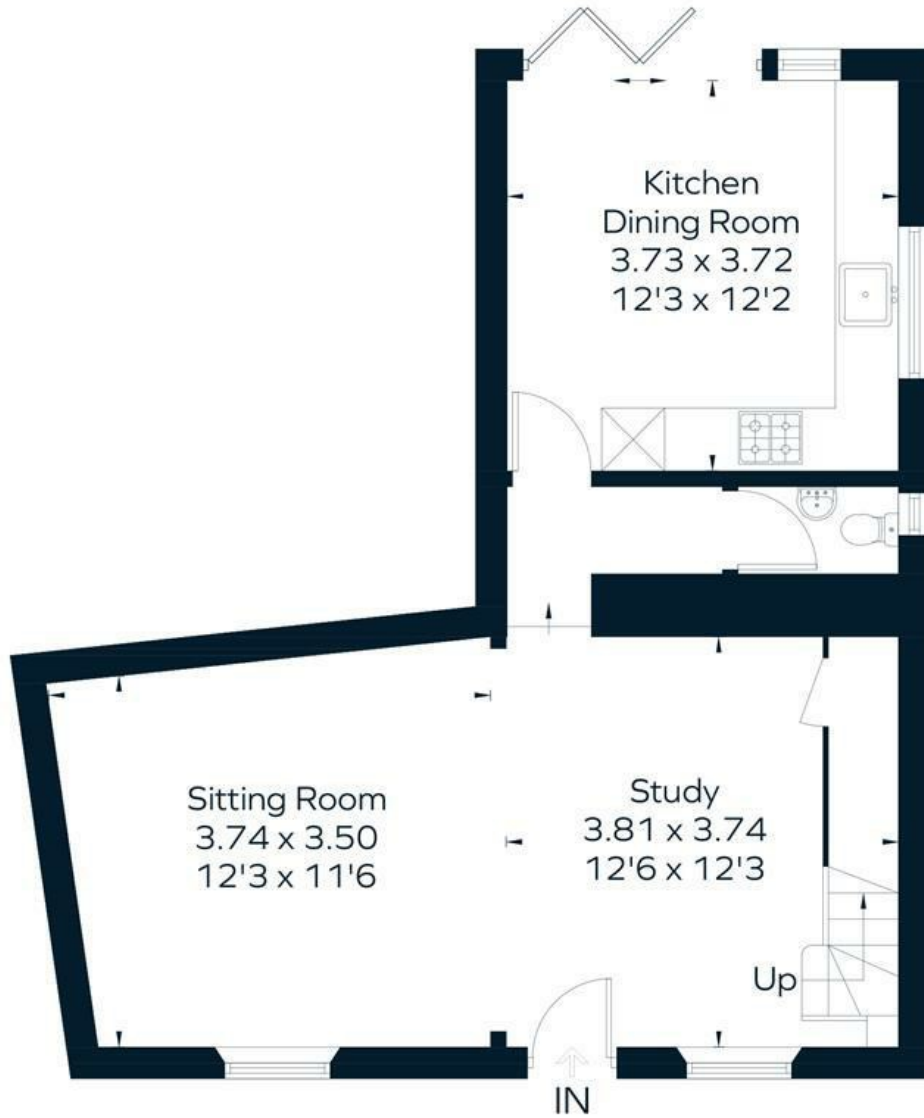
Velux roof light, suite comprising of free standing bath with tiled surround, two wash hand basins set on a wooden topped dresser with drawers under, low level WC.

Outside

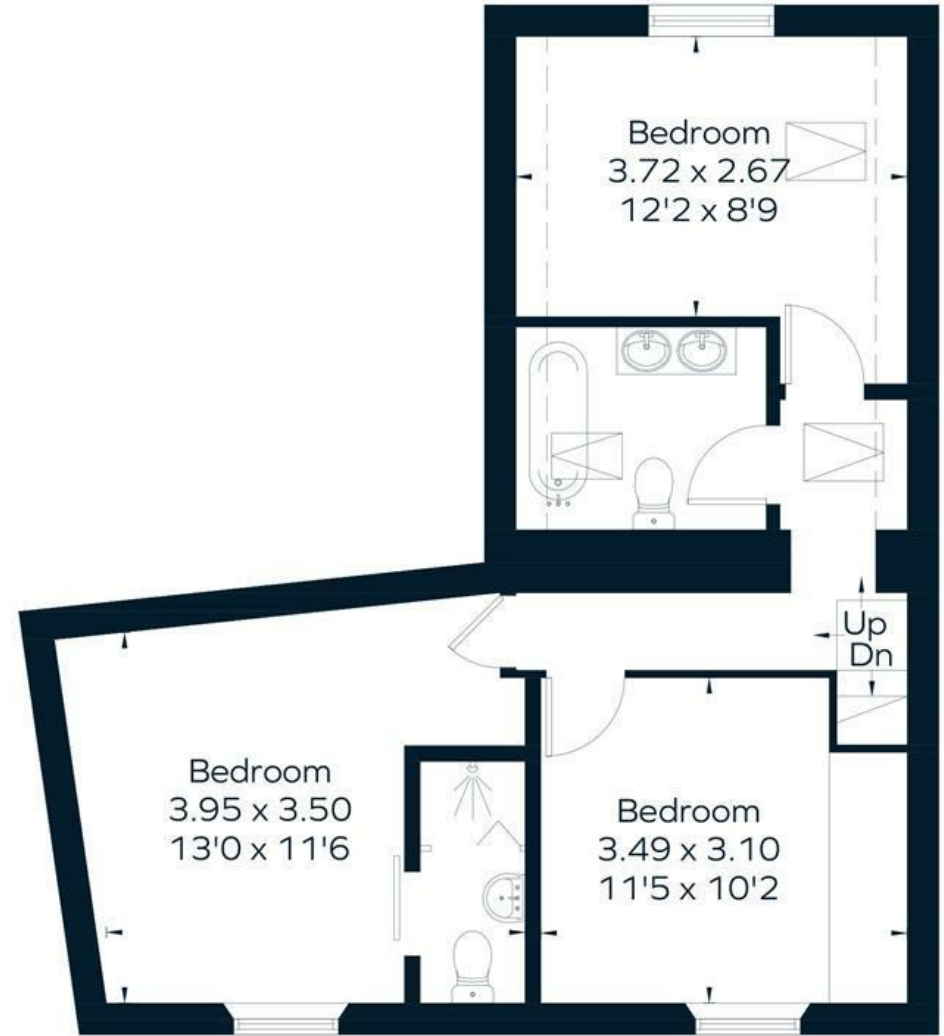
The garden wraps around three sides of the house. The front is enclosed by fencing to provide privacy and a central pedestrian gate opens onto the garden path to the front door. Adjacent are double gates to a gravel parking area. There is also plenty of street parking. The spacious side garden is laid to lawn with fencing & trellis interspersed with planting. The garden leads around to the back with a tall stone backdrop. There is a terrace perfect for dining with a wall of windows opening out from the kitchen creating the perfect entertaining space.







Ground Floor



First Floor



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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- * Truly independent advice with access to approximately 130 mortgage lenders
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- * 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

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Miscellaneous items

EPC: D

Council Tax: D

Utilities: All main services

Authority: Bath & North East Somerset

Tenure: Freehold

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