



**Bloomfield Avenue, Bath, BA2 3AA**





**welcome to**

**Bloomfield Avenue, Bath**

A stunningly presented Victorian Semi Detached Family Home that is situated on Bath's southern slopes on one of the cities desirable and prime avenues. This Family Home is full of retained period and characteristic features while still offering fantastic accommodation space.





**Entrance Hall**

**Cloakroom**

**Sitting Room**

13' 7" x 18' 4" into bay ( 4.14m x 5.59m into bay )

**Reception Room**

11' 6" x 14' 8" ( 3.51m x 4.47m )

**Kitchen Family Room**

24' 7" x 11' 6" ( 7.49m x 3.51m )

**First Floor Landing**

**Master Bedroom**

18' 4" x 11' 4" ( 5.59m x 3.45m )

**Dressing Room**

11' 7" x 5' 8" ( 3.53m x 1.73m )

**Bedroom Two**

11' 7" x 14' 7" ( 3.53m x 4.45m )

**Bedroom Three**

11' 9" x 11' 8" ( 3.58m x 3.56m )

**Family Bathroom**

8' 3" x 5' 7" ( 2.51m x 1.70m )

**Second Floor Landing**

**Bedroom Four**

13' 6" x 7' 11" ( 4.11m x 2.41m )

**Rear Garden**

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

welcome to

## Bloomfield Avenue, Bath

- Semi Detached Victorian Family Home
- Retained Period Features
- Four Bedrooms
- Two Reception Rooms
- Close to Local Boutique Shops and Restaurants

Tenure: Freehold EPC Rating: F

guide price

**£950,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [allenandharris.co.uk/Property/BAT109130](https://allenandharris.co.uk/Property/BAT109130)



Property Ref:  
BAT109130 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
allen & harris



**01225 425111**



Bath@allenandharris.co.uk



7 Princes Buildings, BATH, Avon, BA1 2ED



**allenandharris.co.uk**