

# whiteley helyar



1,481 ft<sup>2</sup>



3/4 bedrooms



bathroom &  
additional cloakroom



driveway  
parking

Guide Price                      £650,000

42 Bloomfield Park, Garden Maisonette, Bath, BA2 2BX



A delightful garden maisonette offering over 1,400 square feet of accommodation over two floors. This spacious property benefits from a number of charming features such as bay windows, feature fireplaces, high ceilings as well as large garden to the rear.

### ACCOMMODATION

entrance hall  
sitting room/ bedroom  
kitchen  
utility room and generous store room

cloakroom  
dining/family room  
three bedrooms  
bathroom

### EXTERNALLY

The property benefits from large lawned garden to the rear planted with an array of bushes shrubs and trees with a spacious flagstone patio to the rear creating great space to entertain as well as a large driveway providing space to park several vehicles.

### LOCATION

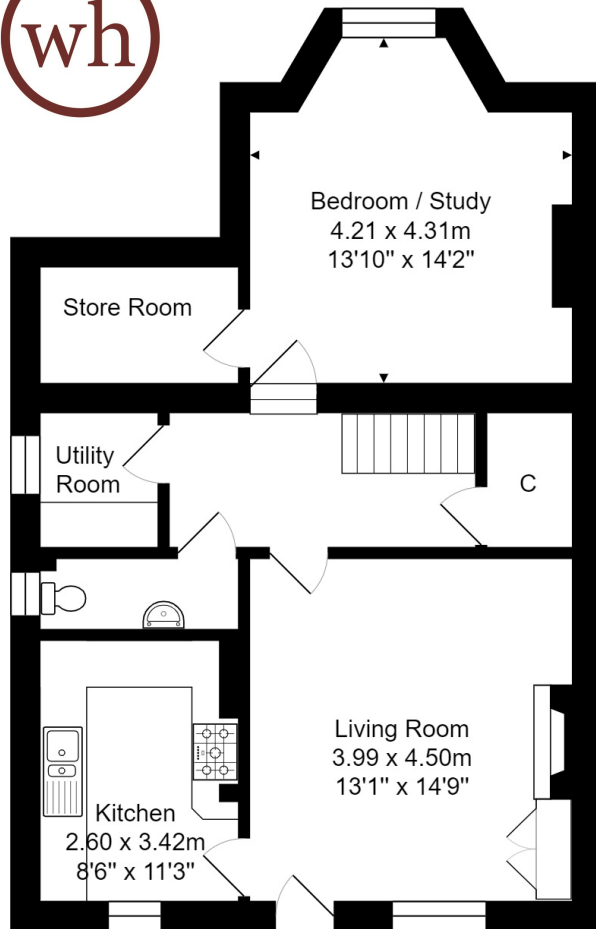
Number 42 Bloomfield Park occupies a really great position in this extremely convenient and popular road. It is close to many excellent schools, Baskervilles Gym, a number of parks, the Two Tunnels Cycle Path and the wide range of shops and amenities both on Bear Flat and in Moorland Road. The house is also well served by a frequent bus service to Bath Spa Railway Station and the countless facilities in the city centre - just over a mile away.



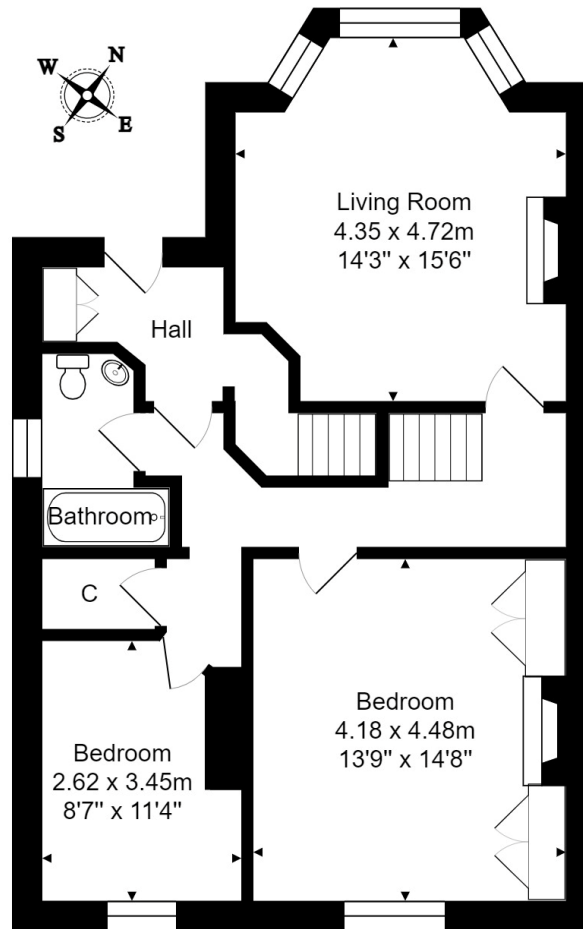








Lower Ground Floor  
Area: 68.9 m<sup>2</sup> ... 742 ft<sup>2</sup>



Ground Floor  
Area: 68.7 m<sup>2</sup> ... 739 ft<sup>2</sup>



**Tenure: Share of freehold**  
**Service charge: - £50.00 pcm**  
**Council Tax: 'C' £1,872.94**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		74
(55-68) <b>D</b>	56	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

