



£450,000

Energy Efficiency Rating: D

Belmore Gardens, Bath, BA2 1HU.

A rare opportunity has arisen to purchase this fully renovated, three bedroomed semi-detached family home set in a highly sought after cul de sac location in Belmore Gardens, believed to date from around 1960. The property underwent a comprehensive scheme of works in 2023 and offers comfortable upgraded accommodation throughout. Please call 01225 463006 to arrange your viewing. NO ONWARD CHAIN.



A very rare opportunity has arisen to purchase this renovated three bedroomed semi-detached property set in a highly sought after cul de sac location in Belmore Gardens, believed to date from around 1960. The property underwent a comprehensive scheme of renovation in 2023. The property briefly comprises a lounge, dining room, kitchen, useful utility room, three bedrooms and a bathroom as well as hall and landing areas. Attached to the property, there is a secure private garage. To the front, the garden is very low maintenance with a driveway. To the rear, the garden has a westerly aspect and is laid mainly to lawn with patio area. It should be noted that the renovations included a Viessmann boiler, roofing felt and a full rewire. The property is situated in an enviable location with good access to various park areas as well as Bath City Farm. The shops and cafés of Moorland Road are in a close proximity. There are various new gyms and the Linear Park Cycle Path is nearby. The property offers good access to the City Centre, the Universities and Bristol beyond. Early viewings are strongly advised to view this no onward chain property. Phone 01225 463006 to arrange an internal inspection.

Entrance Porch:

Covered stone porch within main building.

Entrance Hall:

UPVC double glazed door to front aspect, UPVC double glazed window to side aspect, radiator, built in cupboard containing fuse box, electric meter and gas meter, understairs cupboard.

Lounge: 4.11m x 3.58m

UPVC double glazed window to front aspect, radiator, fireplace surround, pleasant south facing aspect towards front garden.

Dining Room: 2.98m x 2.92m

UPVC double glazed patio doors to rear aspect, radiator, pleasant aspect towards rear garden.

Kitchen: 2.93m x 2.61m

Part glazed sliding door to side aspect, UPVC double glazed window to rear aspect, radiator, range of base and wall mounted units, ceramic sink drainer unit with Grohe mixer tap, integrated Zanussi electric hob, integrated fridge freezer, dishwasher, built in cupboard.

Utility Room: 4.71m x 1.10m

UPVC part double glazed door to front aspect, UPVC part double glazed door to rear aspect, UPVC double glazed windows to front, rear and side aspects, radiator, plumbing for washing machine.

First Floor Landing:

UPVC double glazed window to side aspect, loft access, built in cupboard, recently fitted doors to all rooms, spectacular panoramic views.

Bedroom: 3.66m x 3.57m

UPVC double glazed window to front aspect, radiator, south facing aspect, spectacular panoramic views.

Bedroom: 3.60m x 3.39m

UPVC double glazed window to rear aspect, radiator, pleasant garden aspect, views towards the Northern Slopes.

Bedroom: 2.83m x 2.03m

UPVC double glazed window to front aspect, radiator, south facing aspect, spectacular panoramic views.

Bathroom:

UPVC double glazed window to rear aspect, UPVC double glazed window to side aspect, radiator, pedestal wash basin, bath with shower over, WC, wall tiles.

Parking/Garage:

Driveway, giving plenty of off road parking leading to attached garage with up and over door to the front aspect and windows to rear aspect.

Front garden:

Laid mainly to patio and landscaping, potential for further parking subject to gaining the necessary consents.

Rear Garden:

Laid mainly to lawn with substantial patio area, landscaping, flower beds and shrubs. Westerly aspect.

For further details or to arrange an internal inspection, please contact us on 01225 463006 or email us on sales@ahea.co.uk

www.ahea.co.uk

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10 Belmore Gardens
Bath
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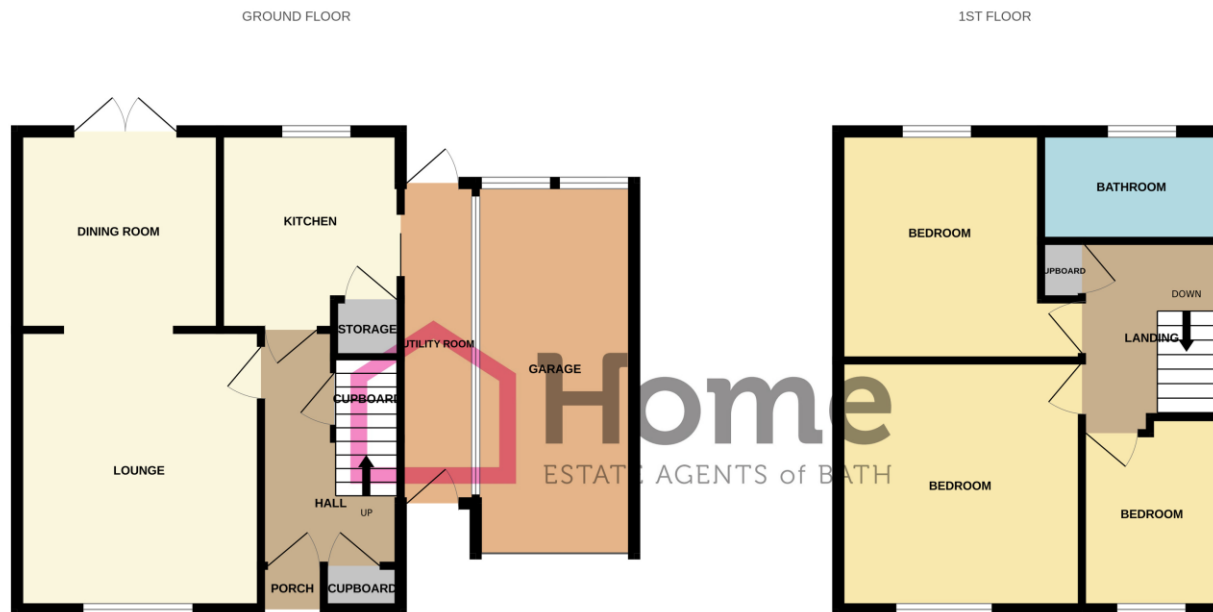
Call now, visit us in
branch or go online to
book your viewing.

 01225 463006

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 @Home Estate Agents
13 Moorland Road,
Bath, BA2 3PL



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