



£250,000

Bloomfield Avenue, Bath, BA2 3AB

Home Estate Agents of Bath are favoured with the instructions to market this upgraded, 1 bedroomed ground floor flat situated in this beautiful period property a stones through from all amenities in Bear Flat. An early inspection is highly recommended to appreciate this immaculately presented, No onward chain.

Energy Efficiency Rating: D



Home Estate Agents of Bath are favoured with the instructions to market this upgraded 1 bed roomed ground floor flat situated in this beautiful period property, a stones through from all amenities in Bear Flat. The property in recent months has undergone a programme of works to include a new quality fitted kitchen with integrated appliances, total redecoration and floor coverings. The benefits include gas central heating, communal gardens, popular location with tennis courts and local shops nearby, and a share of the freehold on completion. An early inspection is highly recommended to appreciate this immaculately presented home. Call 01224 463006 to arrange your viewing of this no onward chain property.

Entrance Porch:

Communal front door with intercom phone giving access to communal entrance hall and access to shared cellar, front door to :-

Entrance Hall:

Intercom phone, upgraded fuse box, large storage cupboard, coved cornices, door to :-

Sitting Room:

4.24m(max) x 4.19m(max)

Large square, bay fronted sash windows, giving plenty of natural light, radiator, coved cornices, TV point, door to kitchen.

Kitchen: 2.92m x 1.65m

Recently installed bespoke kitchen, incorporated deep stainless steel sink unit with swan neck mixer tap

over, fitted quality work surfaces with inset induction hob, fan assisted oven below and stainless steel canopy extractor hood over, tiled splashbacks, integrated fridge freezer and washing machine. Range of base level cupboards and drawers and matching wall units, ladder radiator, window to side aspect.

Bedroom: 4.06m x 2.52m

Double bedroom with sash window to rear aspect, radiator, coved cornices.

Bathroom:

Modern white suite of panelled bath with electric shower over with glazed shower screen, wash hand basin with mixer tap, low flush WC with concealed cistern,

ladder radiator, cupboard housing Worcester gas combi boiler.

Parking:

Residents parking via permits within the Avenue.

Front Garden:

Communal front garden with path to front door, mature hedging to the front with lawned area and mature shrubs.

Rear Garden:

Access via side of property, with drying and seating area.

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

www.ahaea.co.uk

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Flat 1, 19 Bloomfield Avenue
Bath
BA2 3AB

Call now, visit us in branch or go online to book your viewing.

 01225 463006

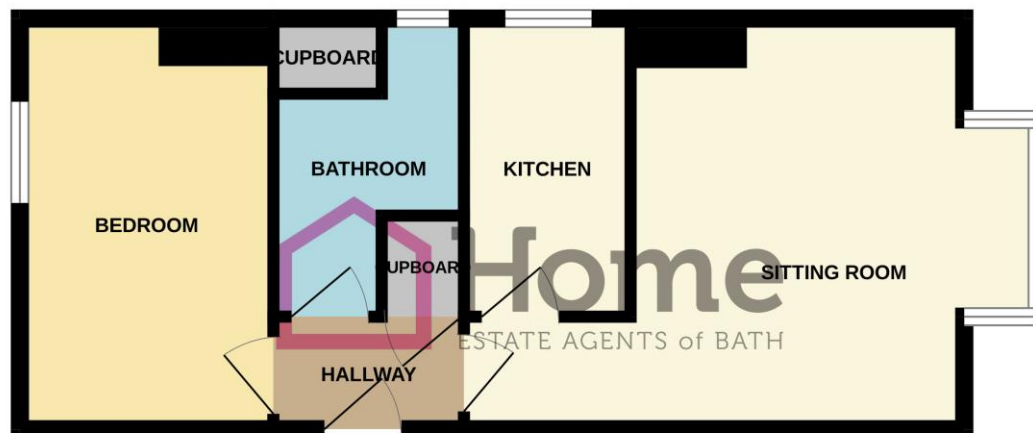
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GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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