



£240,000

Energy Efficiency Rating: TBC

## Frome Road, Bath, BA2 2QD.

Home Estate Agents of Bath are pleased to offer this 2 bedrooomed end of terraced property situated in the popular Bloomfield area on the southern slopes of Bath. The property benefits from gas heating, double glazing and modern fitted kitchen. An early inspection is highly recommended. For further details, contact us on 01225 463006.





Home Estate Agents of Bath are pleased to offer this 2 bedrooomed end of terraced property situated in the poplar Bloomfield area on the southern slopes of Bath. The property consists of :- Entrance porch, entrance hall, lounge/diner, kitchen, 2 double bedrooms, bathroom and downstairs study/occasional room. Outside there is hardstanding and driveway for off road parking, garage and gardens to the rear. Internally the benefits includes gas heating, double glazing and modern fitted kitchen. The property is well located for local schooling, shops and onward travel to Bristol and beyond. An internal inspection is advised to view this no onward chain home. Phone 01225 463006 to arrange your internal viewing.

**Entrance Porch:**  
Entered via double glazed front door, double glazed windows to side aspect.

**Entrance Hall:**  
Entered via double glazed door, stairs rising to first floor landing, radiator, cupboard housing meters etc, doors to Kitchen & door to :-

**Lounge/Diner:** 3.94m x 4.86m  
Double glazed window to rear aspect, radiator, door to :-

**Inner Lobby:**  
Sliding patio door to rear garden and door to :-

**Study:** 3.37m x 1.75m  
Double glazed door to side aspect.

**Kitchen:** 3.20m x 2.77m  
1½ bowl single drainer stainless steel sink unit, range of base level and wall units, fitted work surfaces, gas cooker point, space for fridge freezer, double glazed window to front aspect,

cupboard housing Vaillant gas combi boiler.

**First Floor Landing:**  
Radiator, access to loft

**Bedroom:** 3.84m x 2.80m  
Double glazed window to rear aspect, radiator, fitted wardrobes.

**Bedroom:** 4.23m x 2.71m  
Double glazed windows to rear aspect, radiator, fitted wardrobes.

**Bathroom:** 1.95m x 1.66m  
White suite of panelled bath with electric shower over, low flush WC, wash hand basin, radiator, double glazed window to front aspect.

**Front Garden:**  
Gate and path to front door, hardstanding and driveway giving off road parking, access to garage.

**Rear Garden:**  
Laid to lawn with retaining walls and fencing, gate to rear.

*For further details or to arrange an internal inspection, please contact us on 01225 463006 or email us on [sales@ahea.co.uk](mailto:sales@ahea.co.uk)*

**[www.ahea.co.uk](http://www.ahea.co.uk)**

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

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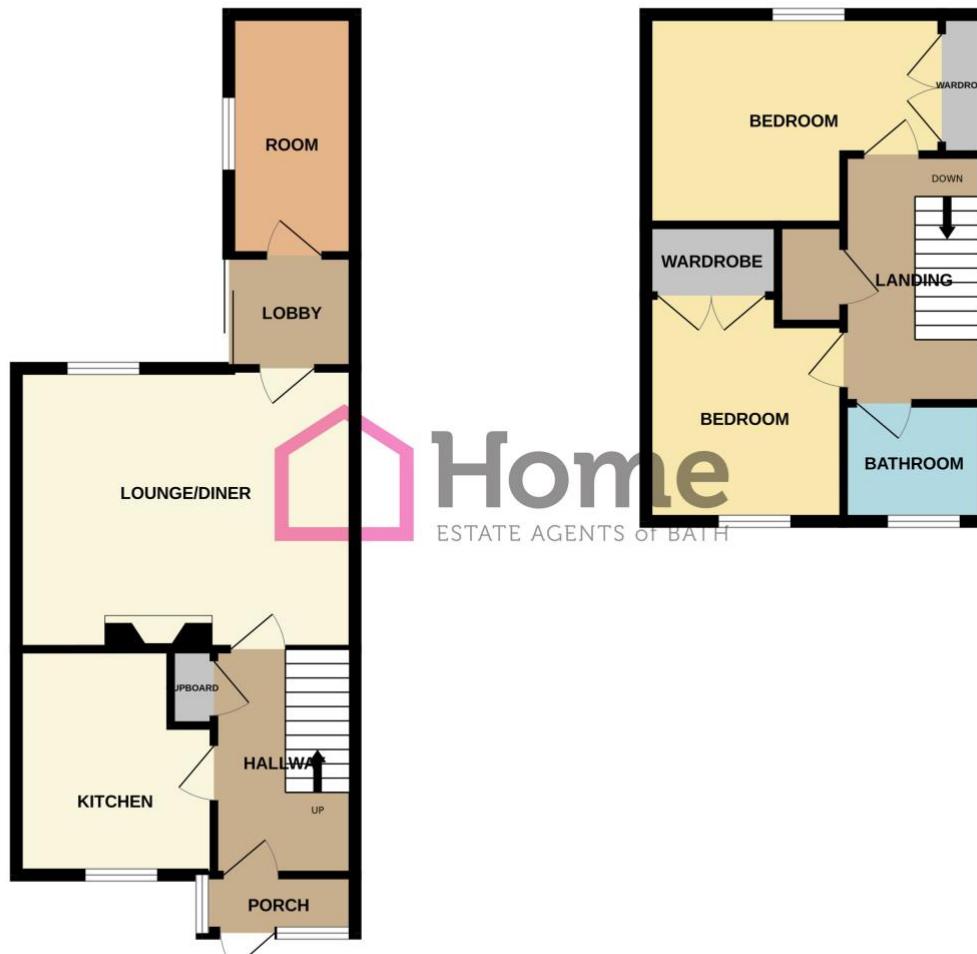
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Bath, BA2 3PL



GROUND FLOOR

1ST FLOOR



Home  
ESTATE AGENTS of BATH

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other internal features are approximate. 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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