



£460,000

(Offers in the region of)
Energy Efficiency Rating: D

Somerdale Avenue, Bath, BA2 2PG.

An excellent opportunity has arisen to purchase this well presented, 3 double bedroomed detached stone bungalow, situated in this highly sought after location of Bloomfield. The benefits include gas heating, double glazing, garage with driveway and large flat gardens to the rear overlooking the cricket ground. An early inspection is essential. Phone 01225 463006. NO ONWARD CHAIN.



An excellent opportunity has arisen to purchase this well presented, stone built detached bungalow situated in a highly sought after location. The benefits include gas heating, double glazing, garage and driveway.

The property briefly comprises:- Hall, lounge, kitchen/dining room, utility room, inner lobby, three double bedrooms, bathroom, cloakroom and loft room.

To the front of the property there is a garage, low maintenance gardens and driveway. To the rear, there is a well-proportioned flat garden, laid to lawn with patio area with a detached building set up as a 'pub' with the cricket ground adjacent. Situated in the sought after Bloomfield area, the property is well located for the shops and cafés within Bear Flat. There are various gyms nearby as well as the famous Linear Park Cycle Path.

The property offers excellent access to the city centre, the Universities and Bristol beyond. An early viewing is essential. Phone 01225 463006 to view.

Entrance Lobby:

Entered via part double glazed door to front aspect with stained glass ornamentation, dado rail, cupboard containing fuse box and electric meter. Access to:-

Entrance Hall:

Entered via part glazed door to front aspect, window over, radiator, dado rail. Door to kitchen and door to:-

Lounge: 5.21m x 3.79m

Double glazed window to side aspect, 2x radiators, picture rail, stairs rising to first floor landing.

Kitchen/Diner: 3.94m x 3.03m

Double glazed window to rear aspect, double glazed window to side aspect, 2x radiators, range of base and wall mounted units, 1 ½ bowl single drainer unit with mixer tap, integrated electric hob, cooker, integrated cooker hood, dishwasher, tiled splashbacks and a pleasant aspect towards garden.

Utility Room: 2.51m x 1.79m

Double glazed window to rear aspect, place for washing machine, pleasant aspect towards rear garden.

Inner Lobby:

Part double glazed door to rear aspect, Velux window to rear aspect.

Storage Cupboard:

Built in storage cupboard containing Vaillant gas boiler, shelving and immersion tank.

First Floor Landing:

Stairs with ornamental banister. Doors to:-

Bedroom: 3.64m x 3.64m

Double glazed bay window to front aspect, radiator, fireplace surround with ornamental tiles, ornamental plasterwork to ceiling.

Bedroom: 3.68m x 3.65m

Double glazed window to front aspect, radiator, various built-in cupboards.

Bedroom: 3.68m x 3.34m

Double glazed window to rear aspect, radiator, built in cupboards, picture rail.

Shower room:

Wash basin within vanity unit, Triton electric shower, WC, radiator, wall tiles.

Loft Room: 4.37m x 3.07m

Double glazed window to rear aspect.

Cloakroom:

Wash basin within vanity unit, wall tiles, WC.

Garage/Parking:

Private driveway with wooden gates and impressive stone pillars. Secure garage with up and over door. Further door to rear aspect.

Front Garden:

Laid mainly to patio and landscaping. Gas meter.

Rear Garden:

Laid mainly to lawn with patio areas. Mature trees and shrubs. Cricket club adjacent.

Garden Building:

Part double glazed door to front aspect, windows to side and rear aspects, bar area, fully panelled walls.

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

www.aheda.co.uk

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6 Somerdale Avenue
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BA2 2PG

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



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