



£450,000

Energy Efficiency Rating: D

Bloomfield Rise, Bath, BA2 2BL

An extremely rare opportunity has arisen to purchase this substantial and immaculately presented three bedroomed family home situated in a highly sought after cul de sac location in Bloomfield. An early inspection is highly recommended to more fully appreciate this upgraded property. Please call 01225 463006 to arrange a viewing.



An extremely rare opportunity has arisen to purchase this substantial three bedroomed family home situated in a highly sought after cul de sac location and believed to date from 1936. The benefits include gas heating, double glazing and spectacular views. The property briefly comprises a hall, lounge, kitchen/dining room, three bedrooms and a bathroom. Externally, there is a low maintenance garden to the front. To the rear is a particularly well proportioned garden laid to lawn and patio as well as a secure garage. The property has been upgraded to an extremely high standard by the current owners and also retains an abundance of historic character. The shops and cafés of Bear Flat are in close proximity. There are various new gyms nearby as well as the Linear Park cycle path. The property offers very good access to the city centre, the universities and Bristol beyond. An early inspection is advised.

Hall:

UPVC double glazed door to front aspect, UPVC double glazed window over, radiator, built in cupboards containing electricity meter and fuse box, understairs cupboard, Dado rail, wooden panelling, period style doors, laminate flooring, ornamental banister, stairs rising to first floor landing.

Lounge: 4.3m x 3.7m

UPVC double glazed bay window to front aspect, fitted shutters, radiator, ornamental fireplace surround with electric fire, picture rail, laminated flooring.

Kitchen/Dining Room: 5.6m x 3.8m

UPVC part double glazed door to side aspect, 2x UPVC double glazed windows to rear aspect, radiator, range of base and wall mounted units, Belfast sink with mixer tap, integrated cooker, hob, integrated cooked hood, plumbing for dishwasher, tiled splashbacks, heated towel rail, picture rail, laminated flooring, pleasant aspect towards garden, views.

Storage Cupboard

Window to side aspect, plumbing for washing machine.

First Floor Landing:

Loft access, ornamental banister, wooden panelling, period style doors to all rooms.

Bedroom One: 4.3m x 3.3m

UPVC double glazed bay window to front aspect, fitted shutters, radiator, picture rail.

Bedroom Two: 3.8m x 3.3m

UPVC double glazed window to rear aspect, radiator, built in cupboard containing Worcester gas boiler, picture rail, spectacular panoramic views.

Bedroom Three: 2.8m x 2.1m

UPVC double glazed window to front aspect, fitted shutters, radiator, wooden panelling, laminate flooring.

Bathroom:

UPVC double glazed window to rear aspect, wash basin within vanity unit, panelled bath with shower over, WC, heated towel rail, wall tiles, laminate flooring.

Garage:

Secure private garage.

Front Garden:

Low maintenance south facing garden laid mainly to landscaping, gas meter, flower beds and shrubs.

Rear Garden:

Laid mainly to lawn with areas of patio, outside storage cupboards and WC, flower beds and shrubs, rear pedestrian access.

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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24 Bloomfield Rise
Bath,
BA2 2BL.

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

📞 01225 463006

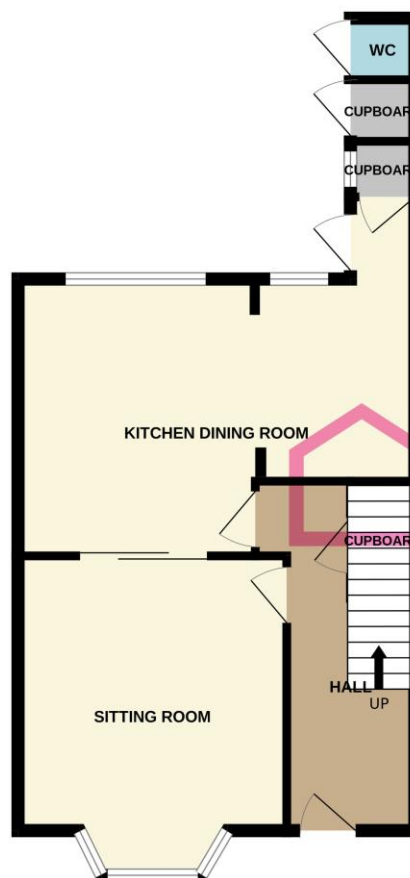
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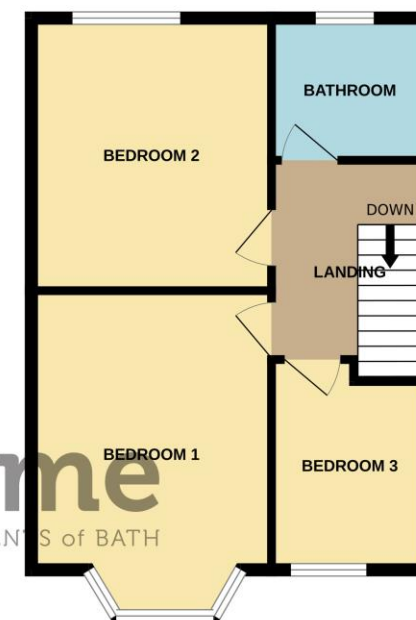
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GROUND FLOOR



1ST 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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