



£298,000

Energy Efficiency Rating: D

Blackmore Drive, Bath, BA2 1JW.

A very rare opportunity has arisen to purchase this substantial and modern two double bedroom property offered to the market with no onward chain and situated in a highly sought after cul de sac location. The benefits include gas heating, double glazing and a secure garage directly adjacent to the garden. Early viewings strongly advised. Please call 01225 463006 to arrange an internal inspection.



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The property briefly comprises an entrance hall, lounge/dining room, kitchen, landing, two double bedrooms and a bathroom. To the front of the property is a low maintenance garden. The rear garden is laid mainly to areas of patio. The secure garage has a rear door which offers direct access to the garden.

The property offers good access to the shops and cafés of Moorland Road. There are various gyms in the area as well as the Linear Park Cycle Path. Local restaurants include The Moorfields and Café 84. Oldfield Park Train Station is also within close proximity.

The property offers good access to the city centre, the Universities and Bristol beyond. Early viewings strongly advised. Please call 01225 463006 to arrange an internal inspection.

Entrance Hall:

UPVC double glazed door to front aspect, radiator, laminate flooring, stairs rising to first floor landing.

Lounge/Dining Room: 5.38m MAX x 3.63m MAX

UPVC double glazed window to front aspect, radiator behind decorative cover, understairs cupboard, laminate flooring.

Kitchen: 3.58m x 2.12m

UPVC double glazed door to rear aspect, UPVC double glazed window to rear aspect, range of base and wall mounted units, 1½ bowl stainless steel sink drainer unit with mixer tap, integrated washer dryer, plumbing for dishwasher, tiled splashbacks, Worcester gas boiler, pleasant aspect towards garden.

First Floor Landing:

Loft access, doors to all rooms.

Bedroom One: 4.21m MAX x 2.06m MAX

Double glazed window to front aspect, radiator, large

fitted wardrobe, pleasant aspect towards front garden.

Bedroom Two: 3.34m MAX x 2.06m MAX

UPVC double glazed window to rear aspect, radiator, built in cupboard, pleasant aspect towards rear garden, panoramic views towards Bloomfield.

Bathroom:

UPVC double glazed window to rear aspect, wash basin within vanity unit, panelled bath with choice of shower attachments over, WC, heated towel rail, fully tiled walls.

Garage/Parking:

Secure garage with up and over door. Further part glazed door giving access to rear garden.

Front Garden:

Laid mainly to landscaping with flower beds and shrubs. Mature hedge.

Rear Garden:

Secluded garden laid mainly to patio and landscaping with flower beds and shrubs.

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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Bath,
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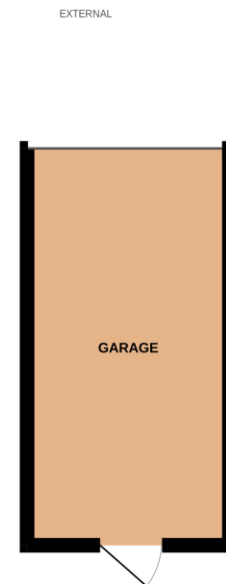
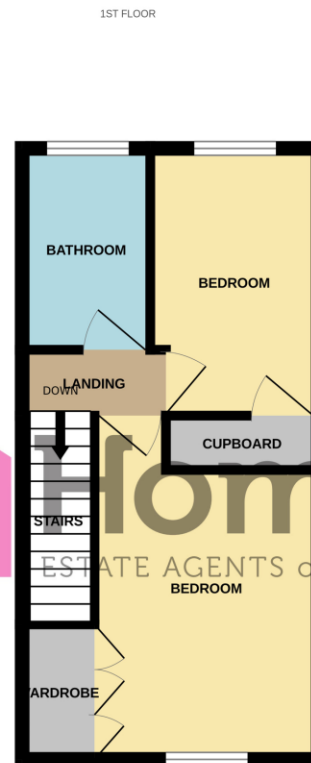
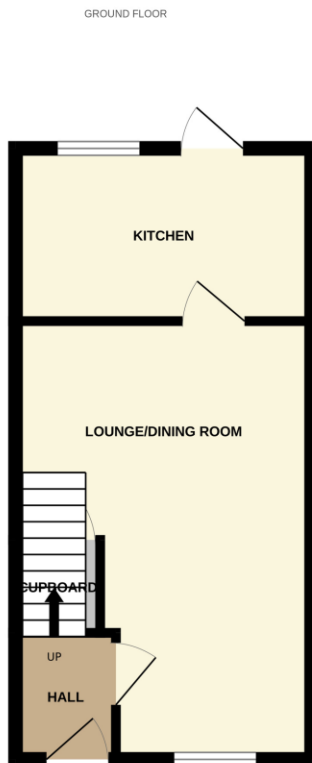
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branch or go online
to book your
viewing.

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