



£425,000

Council Tax Band: C

Energy Efficiency Rating: D

Bloomfield Drive, Bath. BA2 2BG.

A rare opportunity to acquire this spacious 3 bedroomed, stone built, period property set in an unrivalled location, enjoying stunning and far-reaching views from the rear. The benefits include gas heating, 2 reception rooms, pleasant mature gardens to the front and rear, and off road parking via service road to the rear. An early inspection is highly recommended. Phone 01225 463006 to arrange an internal inspection.



Home
ESTATE AGENTS OF BATH



A rare opportunity to acquire this spacious 3 bedroomed, stone built, period property set in an unrivalled location, enjoying stunning and far reaching views from the rear.

The generous family sized accommodation briefly comprises: - entrance hall, lounge, dining room, kitchen, cloakroom, 3 bedrooms and upstairs bathroom.

The benefits include gas heating, pleasant gardens to front and rear, and off road parking via the service road to the rear.

The property is situated close to local amenities, namely the sports ground, Hampset cricket club, local cycle track, shops, schooling and approximately 3 miles from the city centre.

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Entered via front door, glazed door to:-

Entrance Hall:

Stairs rising to first floor landing, stripped wooden flooring, radiator, cupboard housing meters, glazed door to kitchen and period door to:-

Lounge: 4.40m x 3.66m

Feature fireplace with wooden mantle, marble hearth and inset log burner (open to separate negotiations), double glazed bay window to front aspect, coving and picture rails, radiator, TV point, archway to:-

Dining Room: 3.78m x 3.30m

Fireplace with surround (not currently in use), radiator, coving and picture rails, double glazed window to rear aspect, stripped wooden floorboards.

Kitchen: 6.80m x 2.12m

Inset twin bowl stainless steel sink unit with swan neck mixer tap over, range of base level wood fronted base units with drawers and work surfaces over, matching glazed and leaded light wall units, gas and electric cooker point with extractor fan over, plumbing for washing machine, space for fridge/freezer and dryer, area for breakfast table, radiator, tiled splashbacks, window to side aspect, glazed door to decked area, folding wooden door to:-

WC:

White low flush WC, tiled walls, window to rear aspect.

First Floor Landing:

Access to loft, period timber doors to:-

Bedroom: 4.45m x 3.35m

Double glazed bay window to front aspect, radiator, stripped floorboards, picture rail.

Bedroom: 3.77m x 3.31m

Double glazed window to rear aspect enjoying (on a good day) views of Wales and Beckford's Tower. Fitted cupboards and wardrobes, cupboard housing gas combi boiler, radiator and picture rails.

Bedroom: 2.64m x 2.11

double glazed window to front aspect, radiator, coved ceiling.

Bathroom:

White suite of wooden panelled bath with mixer shower over, wash hand basin with mixer tap and vanity unit under, WC with concealed cistern, tiled splashbacks and flooring, chrome towel radiator, recessed lighting and double glazed window to rear aspect.

Parking:

Off road parking for 2 cars to the rear of the property, via the service road off Corston View.

Front Garden:

Timber picket fencing and gate with path to front door, mature front garden laid to lawn with mature shrubs and borders.

Rear Garden:

Beautiful matured rear garden with raised decked area, ideal for those balmy summer evenings, steps down to formal lawned area with flower borders, path to rear gate, timber wood store with attached large timber garden store, gate to parking area and access to service road, timber fencing to 3 sides.

Seller Comments:

*"We have loved living here.
It's a truly exceptional place
to make home.
Friendly & lovely
neighbours - a real
community in a peaceful
location.
Beautiful sunsets over the
Welsh mountains.
Ideal for raising our family,
it's now time for us to move
on."*

www.ahea.co.uk

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66 Bloomfield Drive,
Bath,
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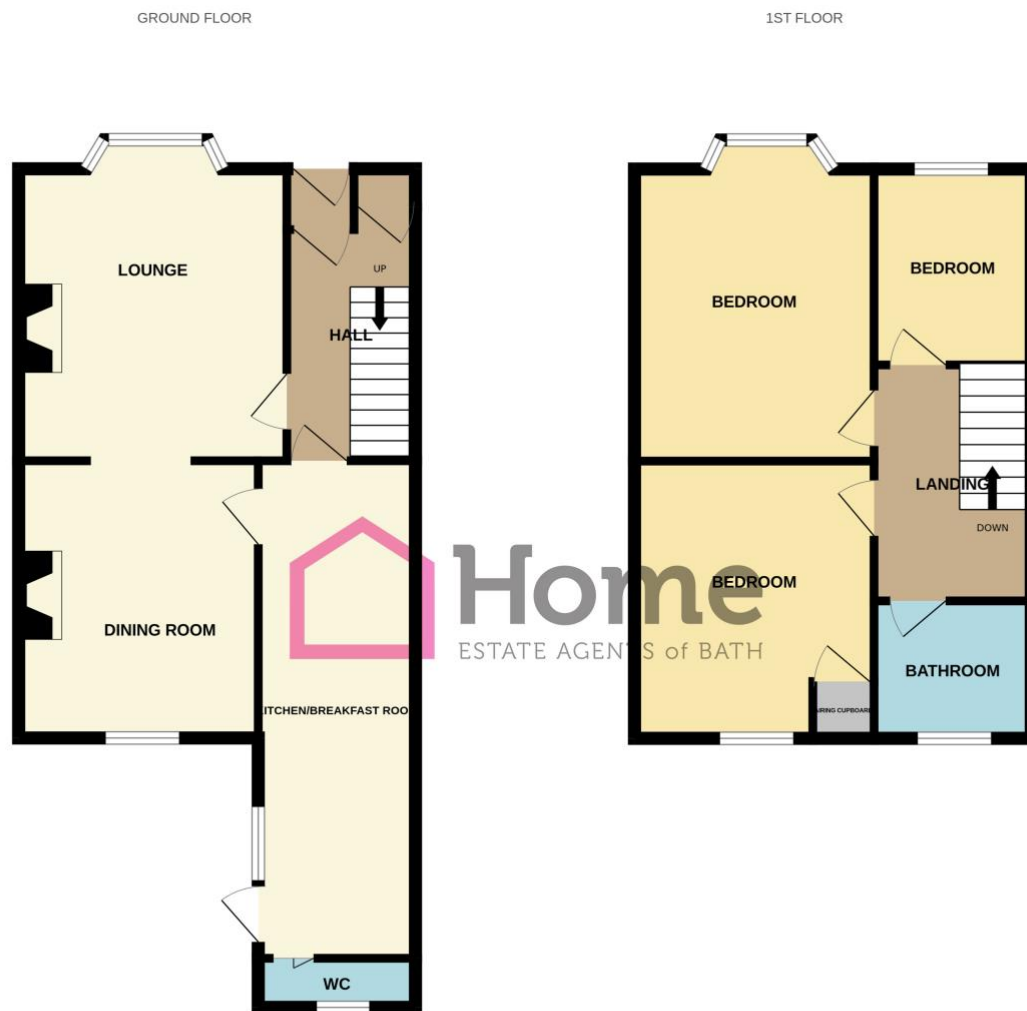
Call now, visit us in
branch or go online to
book your viewing.

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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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