



 Home
ESTATE AGENTS of BATH

£425,000

Council Tax Band: D

Energy Efficiency Rating: D

Blackmore Drive, Bath. BA2 1JN.

Home Estate Agents are pleased to bring to the market this immaculately presented 3 bedroomed detached family home set in an elevated position on this desirable development. The current owners have upgraded the accommodation in recent years, giving the property a modern, light and airy feel throughout. Early viewings advised. Please call 01225 463006 to arrange an internal inspection.



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The current owners have upgraded the accommodation in recent years, giving the property a modern, light and airy feel throughout.

The benefits include gas heating, double glazing, modern kitchen (with appliances), luxury appointed bathroom, off road parking, garage and landscaped gardens.

The versatile accommodation briefly comprises:- entrance hall, lounge, spacious kitchen/diner, 3 bedrooms and bathroom.

Outside, there are neat and well managed gardens, together with off road parking on the driveway and detached garage.

Early viewings advised. Phone 01225 463006 to arrange an appointment.

Entrance Hall

Entered via double glazed front door. Stairs rising to first floor landing. Radiator. Doors to: -

Lounge: 4.53m x 3.73m

2 x double glazed windows to front aspect. TV point. Double panelled radiator, central heating thermostat, wooden flooring.

Kitchen/Diner: 4.53m x 3.93m

White ceramic sink unit with swan neck mixer tap over, range of 'cream' base level and wall units, cupboard housing gas boiler, woodblock work surfaces, integrated fridge/freezer, plumbing for washing machine, integrated dishwasher, tiled splashbacks, fitted Beko cooker range with matching cooker hood over, double glazed windows to rear aspect, wood flooring, area ideal for dining table, radiator, double glazed door to rear aspect.

First Floor Landing

White panelled doors to: -

Bedroom: 3.77m x 3.52m

Double glazed window to front aspect, radiator, double fitted wardrobe, some far-reaching views.

Bedroom: 3.50m x 2.97m

Double glazed window to rear aspect. Radiator. Airing cupboard with hot water tank. Access to loft.

Bedroom: 2.95m x 2.00m

Double glazed window to front aspect, again, with far reaching views. Radiator.

Bathroom

Modern and upgraded suite with white shower bath with mixer tap and shower attachments above, low flush WC, wash hand basin with mono tap and attractive wooden vanity unit below extractor fan, double glazed window to rear aspect, tiled walls and flooring, chrome towel radiator.

Garage/Parking:

Detached single garage with under and over door, driveway giving plenty of off road parking.

Front Garden:

Timber gate, giving access to drive and garage. Front garden laid to lawn with mature hedging and trailing laburnham.

Rear Garden:

Beautifully landscaped south-west facing rear garden with patio area, leading to lawned area with flower borders, steps up to low maintenance seating areas, again with mature shrubs, timber and block retaining walls and fencing.

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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106 Blackmore Drive,
Bath,
BA2 1JN.

Call now, visit us in
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to book your viewing.

 01225 463006

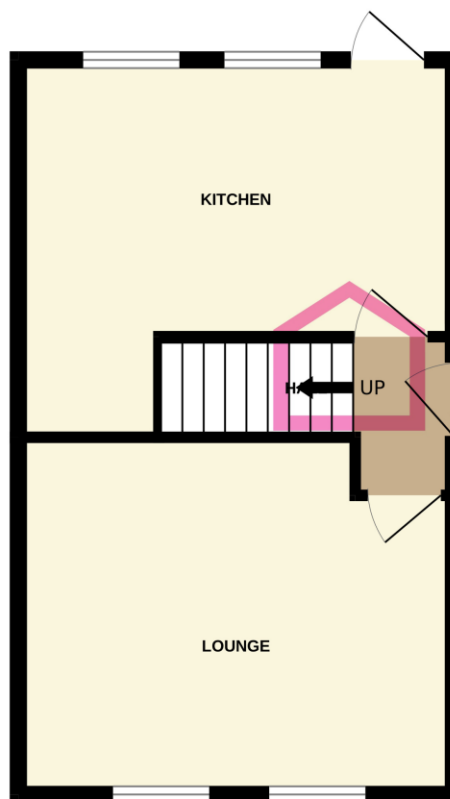
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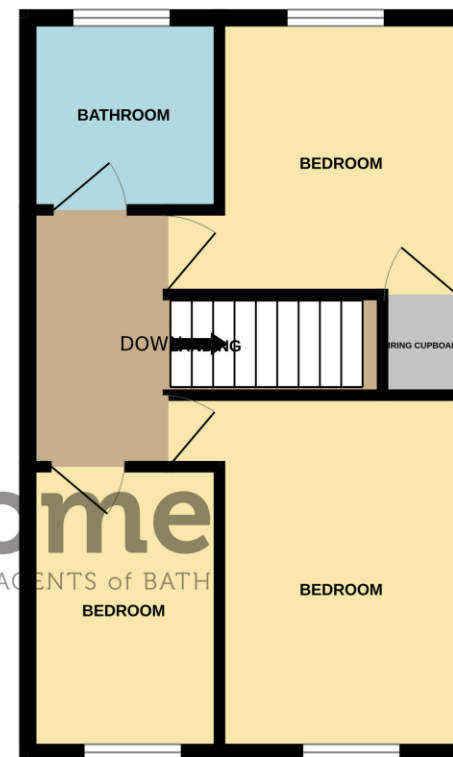
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GROUND FLOOR



1ST FLOOR



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Please note that these particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must verify their accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and planning/ building regulation consents. All dimensions are approximate and quoted for guidance only. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. A801