



BLOOMFIELD DRIVE, BA2
£450,000 FREEHOLD

Winkworth



BLOOMFIELD DRIVE, BA2

**Living/Dining Room | Conservatory | Kitchen | 3 Bedrooms
| Bathroom | Garden and Garage.**

A delightful and very well-presented 1930's end of terrace family home.

On the ground floor is a large front to back living room, recently fitted kitchen with a range of wall and base units and a conservatory/sunroom which leads onto the rear garden.

On the first floor you will find two double bedrooms, 1 single bedroom and recently fitted modern bathroom.

The property further benefits from gas central heating, a parking space to the rear of the property and a garage.

AVAILABILITY: Available with no chain

UTILITIES: Mains Electric, Mains Gas, Mains Water (meter).

COUNCIL TAX: Band C

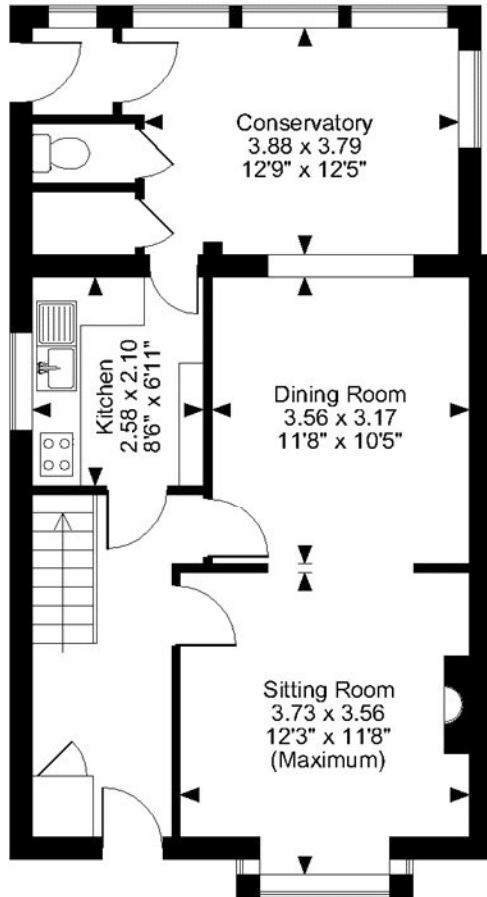
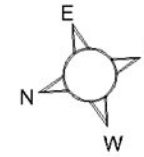


LOCATION

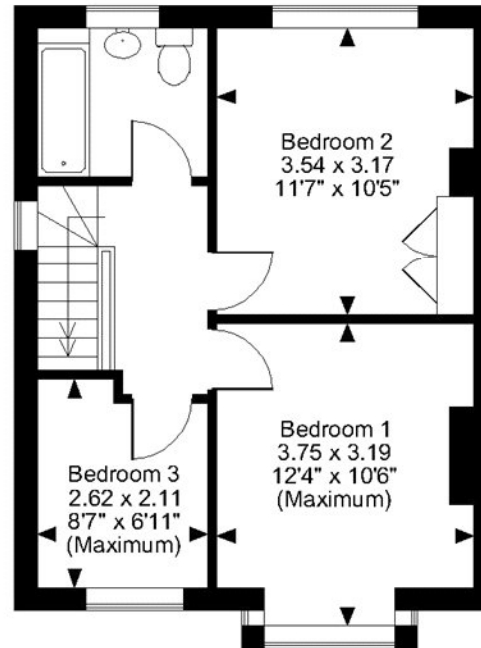
Positioned in an excellent residential location, this family home is only a short distance from the shops of Noads Corner on Bloomfield Road and also handy for the drive down to the Bear Flat and City Centre Schools nearby catering for all age groups. These include most conveniently, St Philips Infant and Junior school and the choice of Ralph Allen, St Gregory's, Beechen Cliff and Hayesfield secondaries. Baskervilles gym is situated off Englishcombe Lane, below Bloomfield Drive, excelling in Gymnastics, Dance and toddler facilities.



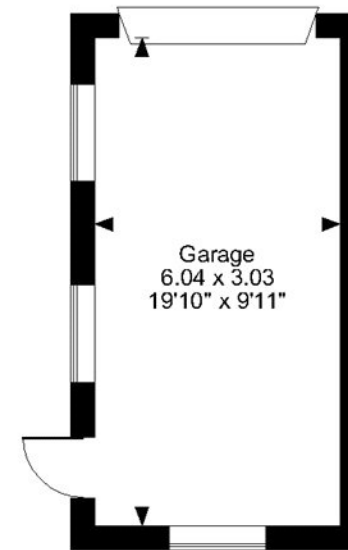
Bloomfield Drive, Bath
Approximate Gross Internal Area
Main House = 979 Sq Ft/91 Sq M
Garage = 197 Sq Ft/18 Sq M



Ground Floor



First Floor



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

Bath | 01225 829 000 | bath@winkworth.co.uk

winkworth.co.uk

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