

Bath Office
35 Brock Street, Bath BA1 2LN
T: +44 (0)1225 33332
E: bath@cobbfarr.com

Bradford on Avon Office
37 Market Street, Bradford on Avon BA15 1LJ
T: +44 (0)1225 866111
E: bradfordonavon@cobbfarr.com

cobbfarr.com

**COBB
FARR**

Bath & Bradford on Avon

**COBB
FARR**

Bath & Bradford on Avon

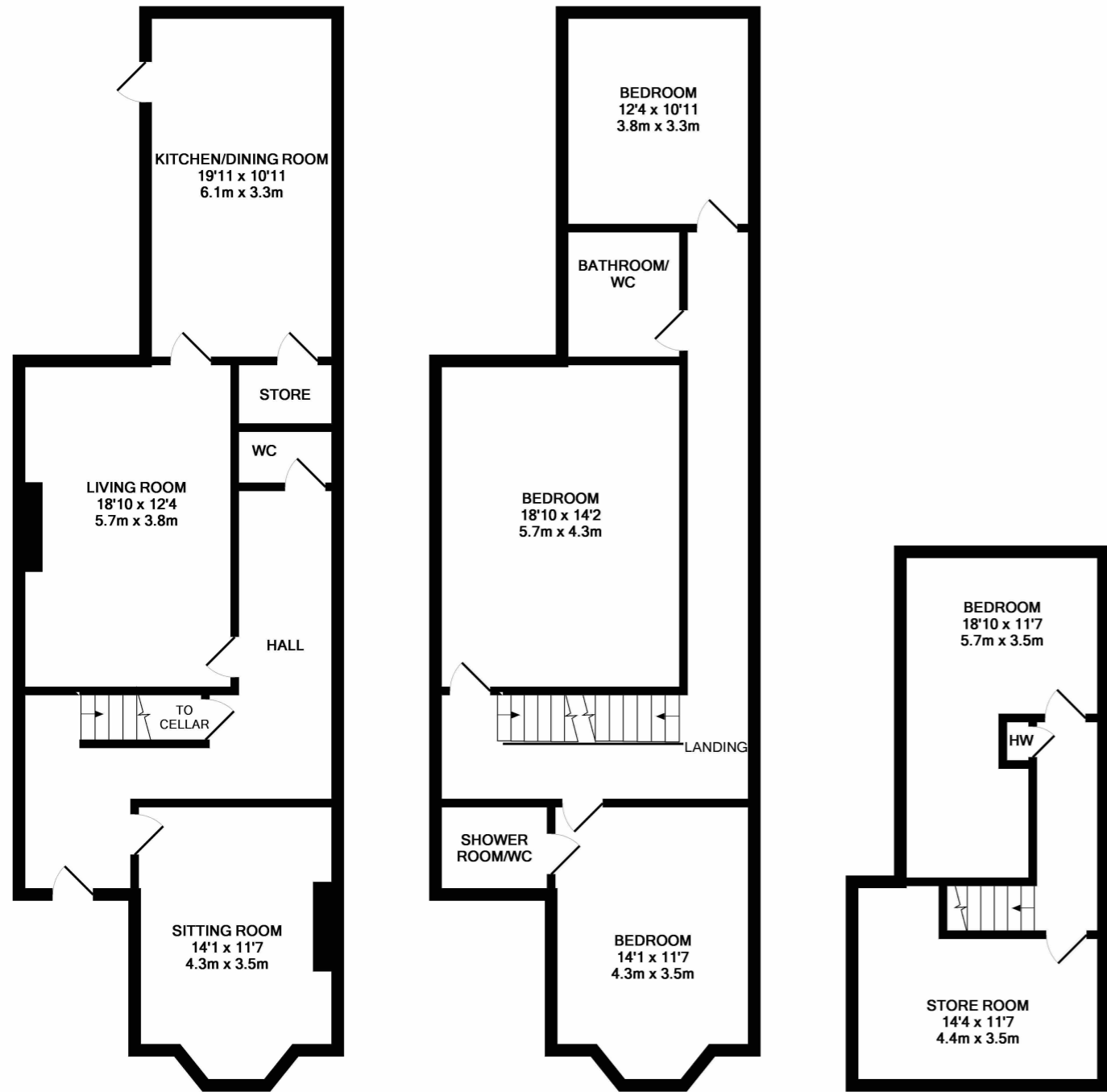
Residential Sales



Bloomfield Avenue



Floor Plan



GROUND FLOOR
APPROX. FLOOR
AREA 870 SQ.FT.
(80.9 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 884 SQ.FT.
(82.2 SQ.M.)
67 BLOOMFIELD AVENUE, BATH BA2 3AA
TOTAL APPROX. FLOOR AREA 2139 SQ.FT. (198.8 SQ.M.)

TOP FLOOR
APPROX. FLOOR
AREA 385 SQ.FT.
(35.7 SQ.M.)

The floor plan is provided in good faith and believed to be accurate, but location and sizes of rooms, doors and windows are provided for guidance only and as such should not be relied upon. If any aspect of the plan is important to you, please contact our office.
Made with Meropix ©2018

Bloomfield Avenue
Bath
BA2 3AA

A substantial 3 storey, semi-detached Victorian property requiring some modernisation and updating set in a quiet and attractive residential area close to Bear Flat.

Tenure: Freehold

£750,000



Situation

Bloomfield Avenue is a most attractive residential area near to the nearby village of Bear Flat with local shops and amenities along with a choice of restaurants and wine bars. Also nearby are the Bloomfield Tennis Courts.

The property is particularly well located for easy access to various schools to include Beechen Cliff, Ralph Allen, Hayesfield and a number of private schools to include King Edwards and Prior Park.

The city is approximately 1½ miles distant and offers a wonderful array of chain and independent retail outlets, many fine restaurants, cafes and wine bars along with a number of well-respected cultural activities which include a world-famous international music and literary festival, the attractions at The Roman Baths and Pump Rooms and an array of art galleries and museums.

Communications include a direct line to London Paddington, Bristol and South Wales from Bath Spa Railway Station. The M4 Motorway, Junction 18 is 10 miles to the north and Bristol Airport is 18 miles to the west.

General Information

Services: All main services are connected

Heating: Gas fired central heating.

Tenure: Freehold

Council Tax Band: F

Important Notice: Cobb Farr, their clients and any joint agents give notice that: They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning; building regulation or other consents and Cobb Farr have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Description

This semi-detached 3 storey Victorian property has recently been used for the purposes of an HMO and still has a license to continue with this purpose if so desired.

The property is currently empty and would provide a wonderful family property but is in need of modernisation and updating. It has good sized accommodation over 3 floors with 5 bedrooms, 2 reception rooms and a large kitchen/breakfast room together with a cellar and gardens to both front and view.

For viewing arrangements, please contact the sole agents Cobb Farr.

Accommodation

Ground Floor

Reception Hall

With staircase rising with balustrade, stripped wood flooring and fitted alarm system.

Sitting Room

With 3 bay sash window, fireplace with inset ornate grate and surround, coving, ceiling rose and wood flooring.

Cloakroom

With 3 bay sash window, fireplace with inset ornate grate and surround, coving, ceiling rose and wood flooring.

Rear Dining Room

Fitted with a range of wood-built floor and wall mounted units, solid wood surfaces, integrated appliances to include 5 ring gas hob, oven, space for washing machine and tumble dryer, walk in larder, spotlighting, part glazed door leading to rear garden and extractor fan.

Kitchen/Breakfast Room

Fitted with a range of wood-built floor and wall mounted units, solid wood surfaces, integrated appliances to include 5 ring gas hob, oven, space for washing machine and tumble dryer, walk in larder, spotlighting, part glazed door leading to rear garden and extractor fan.

First Floor

Landing

Rear Bedroom

With side aspect, ornamental fireplace and fitted cupboard.

Bathroom

With white bathroom suite incorporating bath with shower attachment, WC, vanity surround with cupboards under, WC, tiled flooring and 2 sash windows.

Front Bedroom

With 3 bay sash windows, ornamental fireplace and screen leading into walk in wet room.

Wet Room

With wash hand basin, showerhead, WC and ladder radiator.

Bedroom

With sash window to rear aspect, built-in storage cupboard and ornamental fireplace.

Second Floor

Landing

With cupboard housing the Mega Flow pressurised hot water tank

Bedroom 5

With restricted ceiling height, sash window with views over the city of Bath and doors into eaves storage space.

Bedroom 4

With sash window and ornamental fireplace.

Lower Ground Floor

Steps from the hallway lead down to the cellar.

Cellar

With 2 rooms, electric lighting and full ceiling height.

Externally

A stone pillared entrance with gate gives access to the front garden and the front door.

Access to the side of the property via a gate leads to rear garden which comprises a paved area with steps leading up to a raised lawn enclosed by stone walls, panelled fencing and shrubs. A small outhouse houses the Baxi gas fired boiler.