



## 45 Upper Bloomfield Road

Odd Down, Bath, BA2 2RY

Offers Around £350,000



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## Entrance Hallway

Door to Side. Carpet Flooring. Doors to Kitchen, Cellar, Lounge/Diner. Pendant Light Fitting. Stairs to First Floor.

## Cellar

Storage Under House with Light.

## Lounge/Diner

Double Glazed Window over South East Facing Rear Garden. Radiator. TV Point. Carpet Flooring. Pendant Light Fitting. Coving. Gas Fire.

## Kitchen

Double Glazed Windows to Side and Rear. Fitted Kitchen with Wall and Base Units. Roll Edged Marble Look Worktops. Tiling Surrounding Worktops. Stainless Steel Sink with Double Drainer. Space for Oven. Gas Cooker Point. Cooker Hood. Space for Fridge/Freezer. Gas Heater. Vinyl Flooring. Doors to Rear Garden and Hallway.

## Conservatory

Glazed Construction with Windows Front and Side. Tiled Flooring. Wall Lights.

## Landing

Stairs from Ground Floor. Carpet. Doors To Bedrooms and Family Bathroom. Cupboard Housing Worcester Combi Boiler. Loft Access. Pendant Light Fitting.

## Bedroom 1

Double Glazed Window to Rear. Built In Wardrobes and Dressing Table. Coving. Radiator. Carpet Flooring. Pendant Light Fitting.

## Bedroom 2

Double Glazed Windows x 2 to Front. Radiator. TV Point. Coving. Carpet. Pendant Light Fitting.

## Bedroom 3

Double Glazed Window to Front. Coving. Radiator. Carpet Flooring. Pendant Light Fitting.

## Family Bathroom

Double Privacy Glazed Window to Rear. Bath with Shower Over. Shower Screen. Tiling to Wet Areas. Extractor Fan. Radiator. Low Level WC. Pedestal Wash Hand Basin. Vinyl Flooring.

## Loft Room

Three x Velux Windows at Rear, Side and Front. Lighting. Carpet Flooring.

## Shop

Currently Rented Shop to Front. Two x Storage Rooms. Shop/Serving Area. Toilet. Carpet and Vinyl Flooring Throughout. Lighting and Power.

## Front Area

Off Road Parking For Up To 4 Cars. Side Gate with Access to House and Rear Garden.

## Rear Garden

Rear Garden with Patio, Rockery, Garage and Rear Access.

## Garage

Long Single Garage with Access via Lane at Rear. Light and Power. Side Door and Up and Over Door.



## Road Map



## Hybrid Map



## Terrain Map



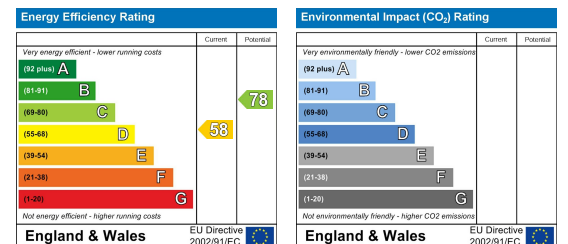
## Floor Plan



## Viewing

Please contact our Aquarius Homes Office on 01225 840007 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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