



**12 Bloomfield Avenue, Bath, BA2 0LS**

**£318,000**

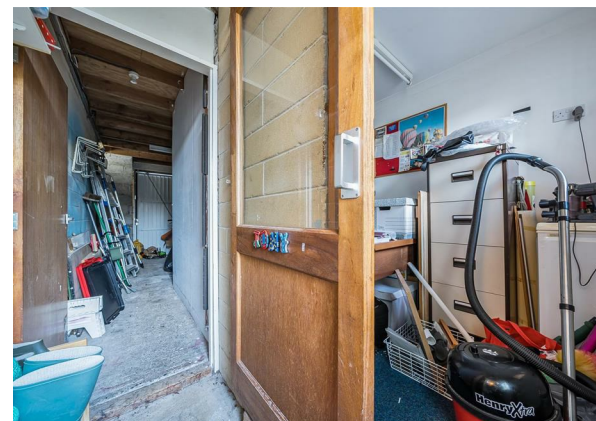
- Village Location
- Garage & Workshop
- Gas Central Heating & Double Glazing
- Tenure - Freehold
- Three Bedrooms
- Ground Floor WC
- Council Tax Band - C
- Energy Rating - D

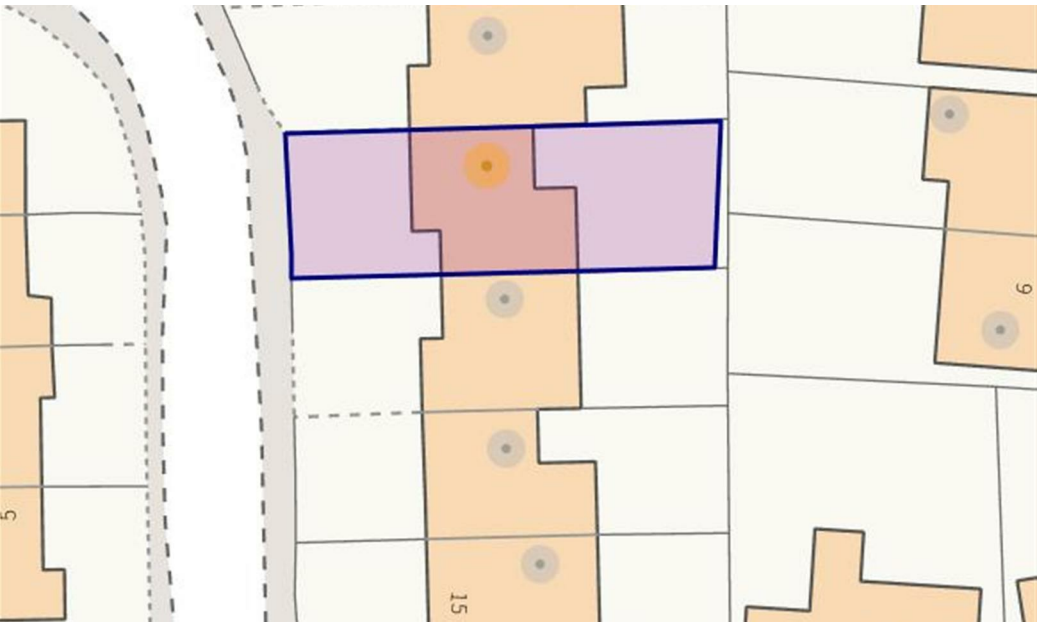
Situated on the charming Bloomfield Avenue in Timsbury, this semi-detached house presents a wonderful opportunity for those looking to create their dream home.

With three spacious bedrooms, this property is ideal for families or individuals seeking extra space. The downstairs has a bright and spacious lounge flowing through to the kitchen & dining area, inner hallway with plenty of storage and a WC. The Garage can be accessed from the house and has a very useful workshop/study to the rear, with potential to extend further.

Situated in a great area close to Bristol & Bath residents will benefit from the convenience of nearby amenities, schools, and transport links, ensuring easy access to the vibrant city life while enjoying the tranquillity of Timsbury. This location strikes a perfect balance between suburban comfort and urban convenience.

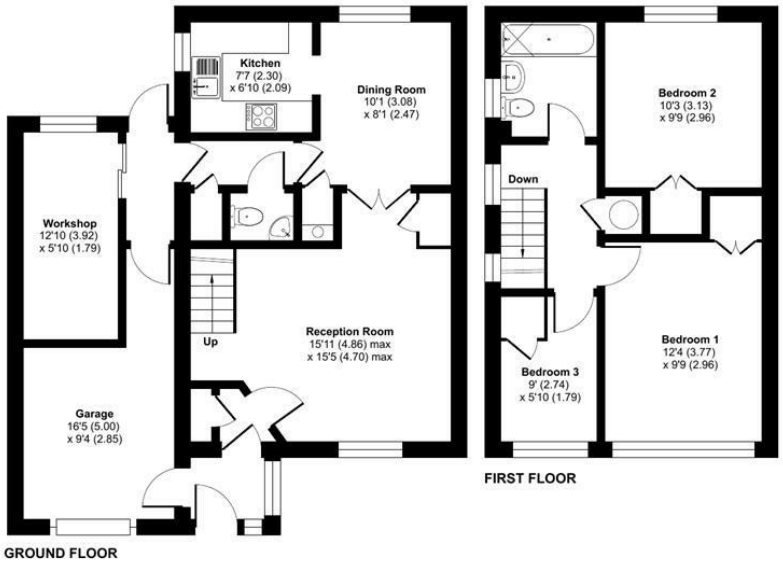
Whether you are a first-time buyer or an investor looking for a project, this property offers a fantastic opportunity to create a home tailored to your tastes. With a little imagination and effort, this house can be transformed into a stunning residence in a desirable location. Don't miss the chance to explore the potential that this property holds.



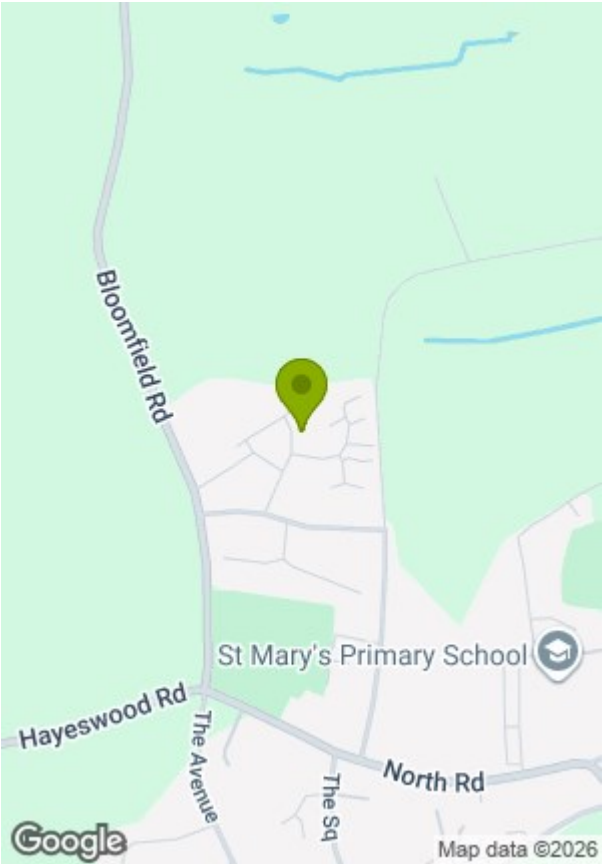


**Bloomfield Avenue, Timsbury, Bath, BA2**

Approximate Area = 862 sq ft / 80 sq m  
Garage = 225 sq ft / 20.9 sq m  
Total = 1087 sq ft / 100.9 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2026. Produced for Barons Property Centre. REF: 1403228



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

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                                                 |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.