



**£365,000**

**Blackmore Drive, Bath. BA2 1JN.**

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Energy Efficiency Rating: TBC







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#### **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.

#### **Dining Room: 2.87m x 2.46m**

Double panelled radiator. Double glazed window to rear aspect. Double glazed door to rear gardens and door to: -

#### **Kitchen: 3.90m x 2.02m**

Double drainer stainless steel sink unit. Range of base level and wall units. Fitted work surfaces. Tiled splashbacks. Gas and electric cooker point. Radiator. Space for appliances. Plumbing for washing machine. Double glazed window to rear aspect. Gas central heating boiler.

#### **First Floor Landing**

Doors to: -

#### **Bedroom: 3.77m x 3.52m**

Double glazed window to front aspect. Radiator. 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**

Coloured suite of panelled bath, low flush WC, wash hand basin. Radiator. Double glazed window to rear aspect. Light, mirror and shaver socket.

#### **Parking**

Driveway giving plenty of off-road parking. Access to detached garage with up and over door.

#### **Front Garden**

Laid to lawn with mature hedging.

#### **Rear Garden**

Neat, landscaped rear gardens laid to patio and lawned area. Mature shrubs and bushes with steps up to raised area with timber store.

*For further details or to arrange an internal inspection, please contact us on 01225 463006 or email us on [sales@ahea.co.uk](mailto:sales@ahea.co.uk)*

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106 Blackmore Drive,  
Bath,  
BA2 1JN.

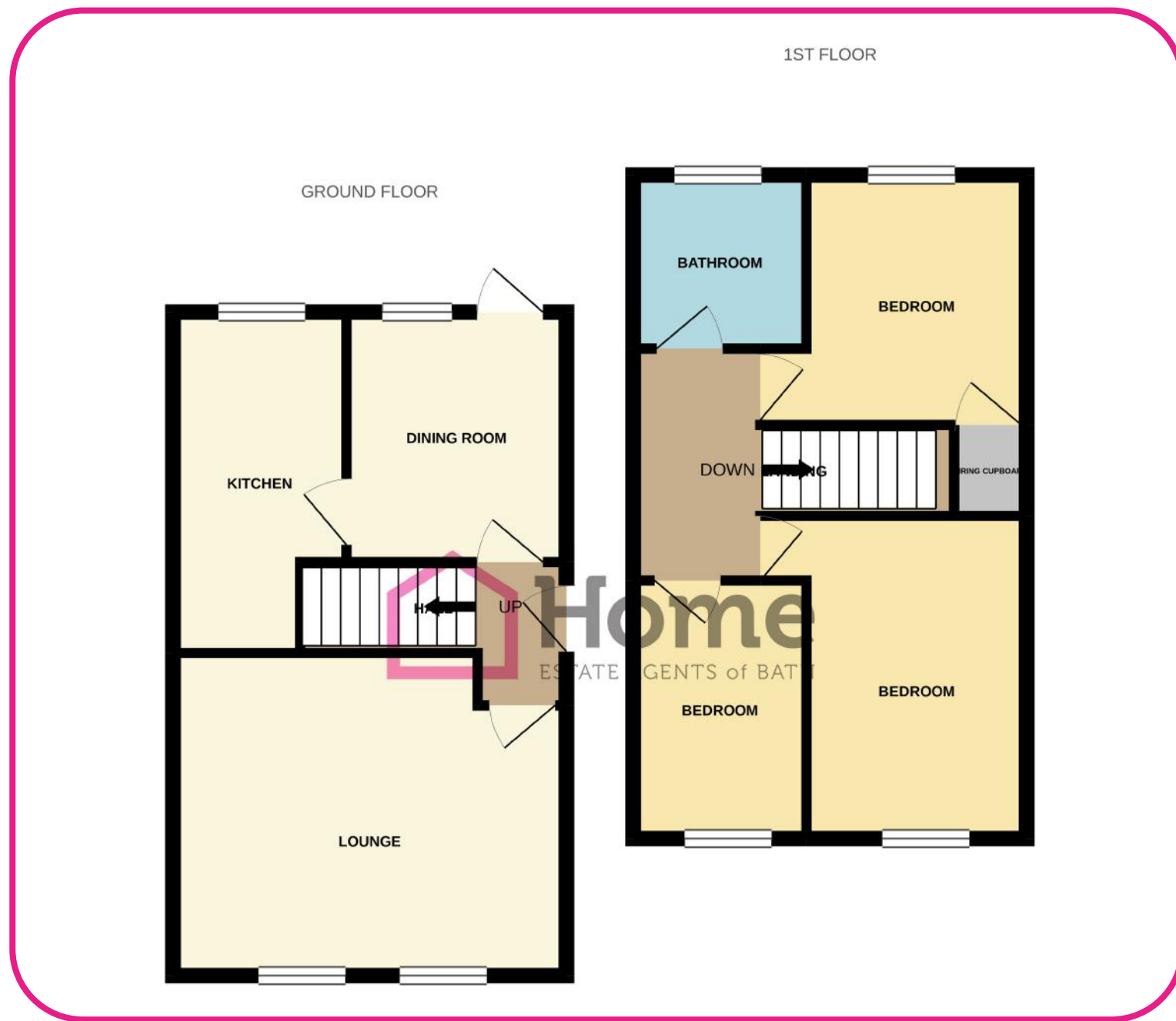
Call now, visit us in  
branch or go online  
to book your viewing.

 01225 463006

 [sales@ahea.co.uk](mailto:sales@ahea.co.uk)

 [@at\\_home\\_bath](https://twitter.com/at_home_bath)

 @Home Estate Agents  
13 Moorland Road,  
Bath, BA2 3PL



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