


# £290,000

Council Tax Band: C
Energy Efficiency Rating: C

# Blackmore Drive, Bath, BA2 1JN

Home Estate Agents of Bath are pleased to offer this immaculately presented two bedroomed end of terrace home, situated in an elevated location within this popular development. The benefits include gas heating, double glazing, garage, parking and no onward chain. Please call 01225 463006 to arrange an internal inspection.









Home Estate Agents of Bath are pleased to offer this immaculately presented two bedroomed end of terraced home, situated in an elevated location within this popular development.
The property benefits from gas central heating, double glazing, upgraded kitchen and bathroom, off road parking, adjacent garage and no onward chain.
The well-appointed accommodation briefly comprises: entrance hall, 'L' shaped lounge/diner, fitted kitchen, 2 upstairs bedrooms together with modern bathroom, off road parking and single garage.
An early inspection is highly recommended.
Please call 01225 463006 to arrange an internal appointment.

Open canopy porch.

**Entrance Hall:**
Entered via replacement front door, stairs rising to first floor landing, radiator, white panelled door to:-

**Lounge/Diner: 5.42m x 3.58m MAX**
'L' shaped lounge/diner with floor to ceiling double glazed window to front aspect, fitted gas fire, TV port, 2x radiators, coved ceiling, dimmer switch.

**Kitchen: 3.58m x 2.10m**
Well appointed kitchen with 'Franke' 1½ bowl stainless steel sink unit with swan neck mixer tap over, full range of base level cupboards and drawers and matching wall units, AEG inset ceramic hob with matching AEG double oven and AEG stainless steel canopy extractor hood over, integrated fridge/freezer, fitted work surfaces, tiled splashbacks, radiator, double glazed window to rear aspect, plumbing for washing machine, replacement door to rear garden.

**First Floor Landing**
Access to insulated loft space, white panelled doors to:-

**Bedroom: 4.23m MAX x 3.57m MAX**
Double glazed window to front aspect, enjoying far reaching views, radiator, coving, mirror fronted fitted wardrobes.

**Bedroom: 3.29m x 2.06m**
Double glazed window to rear aspect, coving, radiator, cupboard housing Worcester gas combi boiler, with radiator and large clothes hanging/storage space.

**Bathroom:**
Modern white suite of panelled bath with mixer shower over, low flush WC, wash hand basin, tiled splashbacks, extractor fan, double glazed window to rear aspect, radiator.

**Garage:**
Garage with up and over door, personal door to rear garden.

**Front Garden:**
Laid to low maintenance shingle and paving for off road parking.

**Rear Garden:**
Again, low maintenance rear garden laid to shingled areas and patio, fitted timber fencing.

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

*www.ahea.co.uk*

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## 90 Blackmore Drive,
## Bath,
## BA2 1JN.

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


01225 463006

sales@ahea.co.uk

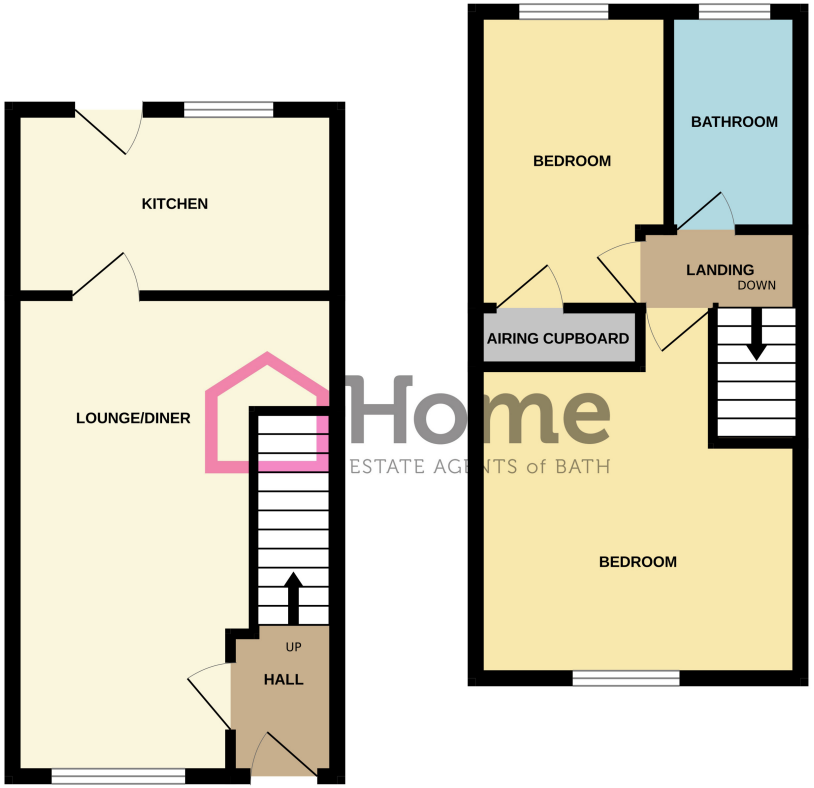
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Home
ESTATE AGENTS of BATH

GROUND FLOOR

1ST FLOOR





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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