



45 UPPER BLOOMFIELD ROAD
Bath

Carter Jonas

45 UPPER BLOOMFIELD ROAD, BATH, SOMERSET, BA2 2RY

Living dining room • Kitchen • Conservatory • Cellar
• Three bedrooms • Attic room access via pull down ladder • Family bathroom
EPC band C

DESCRIPTION

A delightful three bedroom end terrace family home with mixed use in need of modernisation. There is a separate commercial space to the front on ground floor and off road parking spaces to front as well as a garage/workshop and garden to rear. There is rear vehicular access to the garage from a side road.

SITUATION

Odd Down is an area of Bath with its own facilities, shops and amenities with good access to the A36 for those who travel to nearby Bristol. Proximity to Bear Flat and the city centre is close by. Schools: St Philip's CofE Primary School, St Martin's Garden Primary School, Bath Community Academy, Saint Gregory's Catholic College, The Link School Bath is a state special school as is Three Ways School, Moorlands Junior School, Moorlands Infant School, Southdown Infants School and Southdown Junior School. Slightly further afield you have Prior Park and Monkton Combe private schools and Ralph Allen. Local amenities include a Co-operative supermarket, pharmacy, hairdresser, laundrette, bakery, chip shop and public house. A short journey further and you will find a Sainsburys supermarket and a Tesco Express with petrol station.

A RARE TO MARKET AND FAMILY OWNED FOR OVER 60 YEARS, THIS IS A MIXED USE THREE BEDROOM END OF TERRACE FAMILY HOME WITH SHOP/OFFICE SPACE TO THE FRONT IN THE HEART OF ODD DOWN. THE PROPERTY IS IN NEED OF MODERNISATION AND IS BEING OFFERED TO THE MARKET WITH NO ONWARD CHAIN.



ADDITIONAL INFORMATION

Tenure: Freehold

Services: All mains services are connected

Local Authority: Bath and North East Somerset Council

Council Tax: Band C

EPC: Band C

Viewing: Strictly by appointment with Carter Jonas





Total Maisonette Area: 90.2 m² ... 971 ft² (excluding conservatory, shop store room, shop display room, shop sales area, wc, loft room, eaves storage, garage)

Total Shop Area: 26.6m²

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 purely for illustrative purposes only and should be used as such by any prospective purchaser. Area includes internal and external wall thickness www.epcassessments.co.uk

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