

KIT JOHNSON

residential



Bear Flat, Bath

£340,000

1950's Three Bedroom Terrace. EPC Grade C



22 Maple Gardens

Bath

BA2 3AG

PRICE: £340,000

A well appointed, light and airy, mid terrace 1950's house located off Bloomfield Avenue below Bear Flat. Updated and improved, the house is at the bottom off a quiet Cul-de-Sac in a very popular residential area. The accommodation includes porch, hallway, cloakroom/utility area, open plan sitting/dining room with a woodburning stove, fitted kitchen. Upstairs there are three good bedrooms and a bathroom suite. Large loft with scope to convert (subject to consents). Small enclosed rear garden with a Westerly aspect. Driveway parking and borders at the front. The area has residents parking (Zone 18). Local shops either on Bear Flat or Moorland Road, ideal for access to both Oldfield Park Station and Bath Spa in the City Centre. Highly Recommended. Sought after location.

1950's Terrace

Three Bedrooms

Open Plan Living Room

Cloakroom/Utility Space

Bathroom

Fitted Kitchen

Courtyard Garden

Driveway Parking

904 Sq Ft (84 Sq Mt)

Council Tax Band C £1603

Leasehold (999 Yrs Residue)

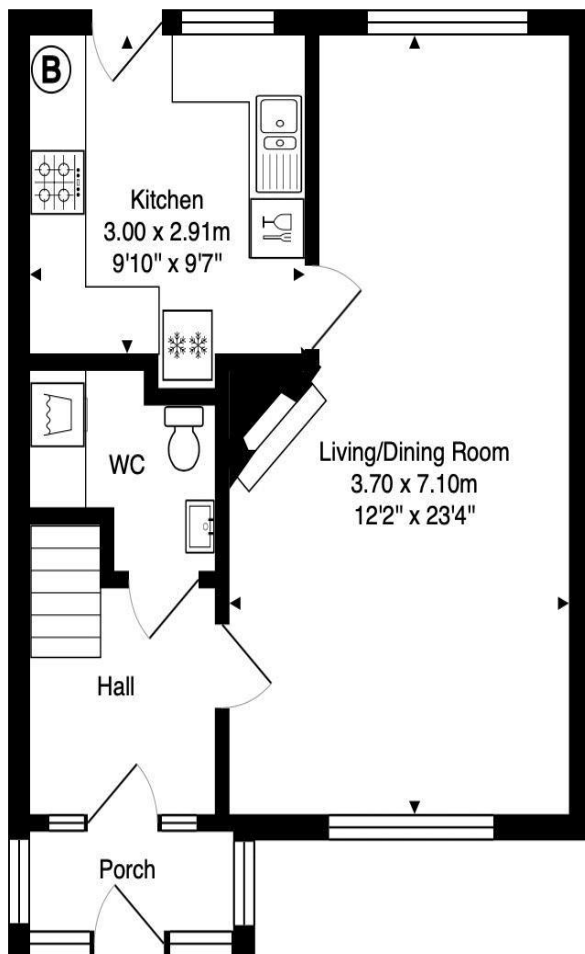
Gas Central Heating

UPVC Double Glazing

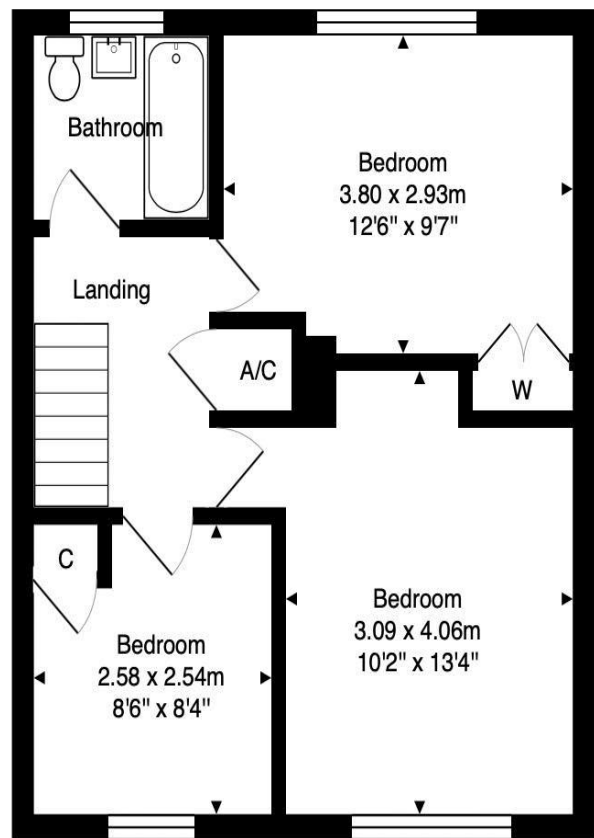
Very Popular Location



22 Maple Gardens, Bath



Ground Floor
Area: 42.2 m² ... 454 ft²



First Floor
Area: 41.8 m² ... 450 ft²

Total Area: 84.0 m² ... 904 ft² (excluding porch)

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.energyassessmentservices.co.uk

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