

# whiteley helyar



2,786 ft<sup>2</sup>



6 bedrooms



3 bathrooms



driveway  
parking

Guide Price                      £1,250,000

42 Bloomfield Park, Bath, BA2 2BX



An impressive bay fronted Victorian house currently arranged as three apartments offering a great opportunity as a buy to let investment or to create a fabulous family home subject to the relevant consents. This well presented property has managed to retain a number of delightful features such as bay windows, feature fireplaces, high ceilings and sash windows and benefits from gardens to front and rear and a large driveway.

## ACCOMMODATION

### Ground floor flat

entrance hall  
sitting room  
kitchen  
dining/family room  
three bedrooms  
bathroom

### First floor flat

entrance hall  
sitting room  
two bedrooms  
kitchen  
bathroom

### Second floor flat

entrance hall  
kitchen  
sitting room  
bedroom  
bathroom

## EXTERNALLY

The property benefits from attractive lawned gardens to the front and rear planted with an array of bushes shrubs and trees with a spacious flagstone patio to the rear creating great space to entertain as well as a large driveway providing space to park several vehicles.

## LOCATION

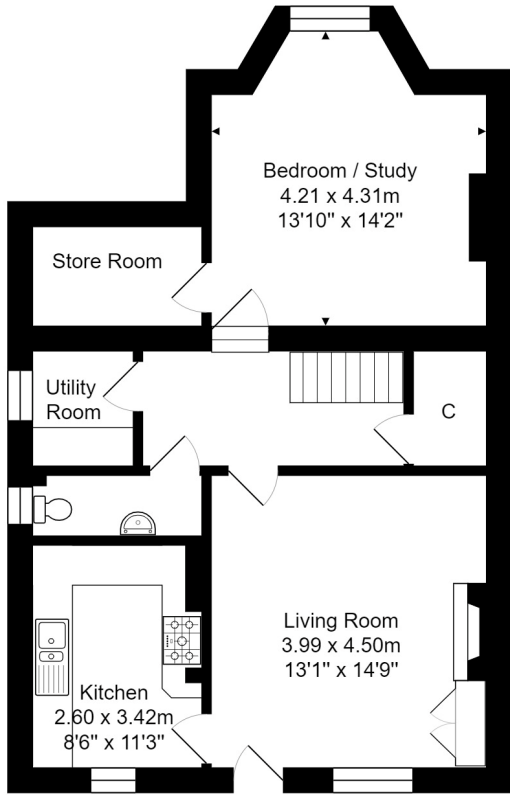
Number 42 Bloomfield Park occupies a really great position in this extremely convenient and popular road. It is close to many excellent schools, Baskervilles Gym, a number of parks, the Two Tunnels Cycle Path and the wide range of shops and amenities both on Bear Flat and in Moorland Road. The house is also well served by a frequent bus service to Bath Spa Railway Station and the countless facilities in the city centre - just over a mile away.



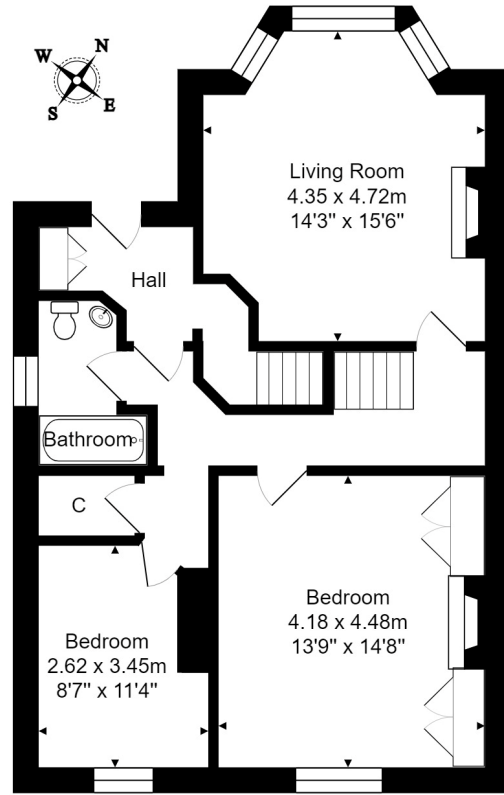




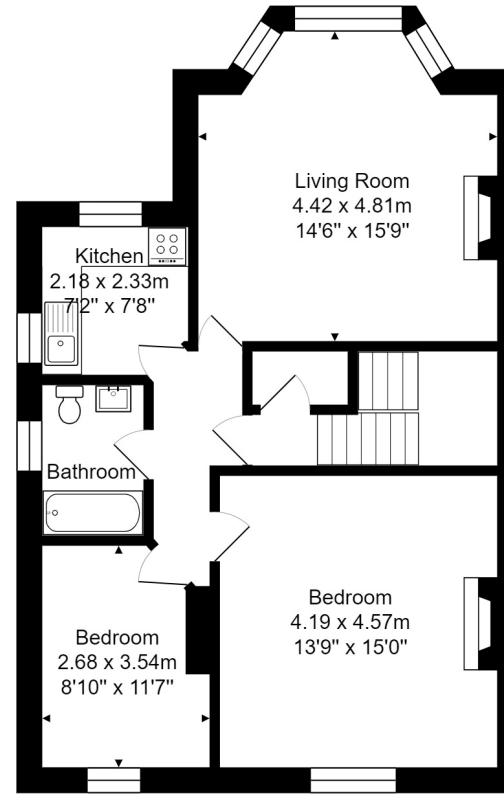




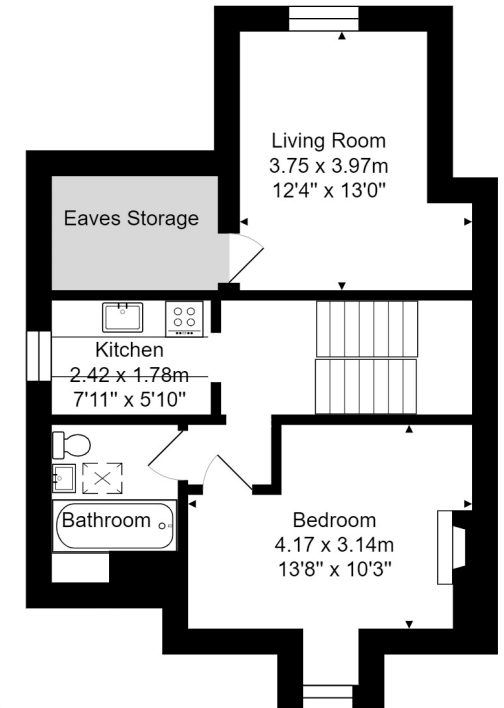
Lower Ground Floor  
Area: 68.9 m<sup>2</sup> ... 742 ft<sup>2</sup>



Ground Floor  
Area: 68.7 m<sup>2</sup> ... 739 ft<sup>2</sup>



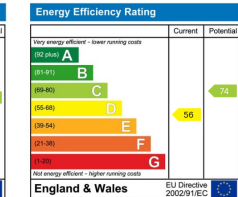
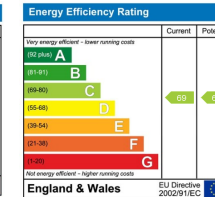
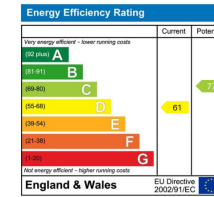
First Floor  
Area: 70.4 m<sup>2</sup> ... 758 ft<sup>2</sup>



Second Floor  
Area: 50.8 m<sup>2</sup> ... 547 ft<sup>2</sup>

Total Area: 258.8 m<sup>2</sup> ... 2786 ft<sup>2</sup>

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](http://www.epcassessments.co.uk)



**Tenure: Freehold**  
**Council Tax Lower Ground Floor: 'C' £1,872.94**  
**Council Tax Flat 2: 'B' £1,638.83**  
**Council Tax Flat 3: 'B' £1,638.83**