



26 Egerton Road, Bloomfield, Bath, BA2 2DP.



At a glance...

- A large family sized semi-detached house
- 3 double bedrooms
- 3 reception rooms
- Garage and off-street parking
- Long gardens
- Walking distance of shops and schools
- Offered with immediate possession

Price £550,000

The property

A large and mature stone built semi-detached house set in good sized and relatively level gardens that adjoin the old Somerset and Dorset railway line.

The house has been in the same family ownership for the last 40 years and although it would benefit from some modernisation, it is equipped with double glazed windows and gas central heating.

There are two floors of accommodation. The house is entered through a generous porch into a spacious hallway. The sitting room is at the front of the house and has a feature fireplace and splayed bay window. The formal dining room overlooks the rear garden.

A real bonus with this property is the additional breakfast/third reception room, then there is the kitchen with a range of modern units.

Upstairs, the house has three double bedrooms with the largest two bedrooms benefitting from built-in wardrobes. There is a bathroom and separate WC compartment.

Outside, there is a formal front garden with mature shrubs, a tarmacked driveway with parking for two vehicles, that leads to a large single detached garage.

The rear garden is a generous length and is mainly laid to





lawn. There is a greenhouse and timber garden shed. The Summer House is not included.

Location

Egerton Road is a residential location of houses situated on the south side of the City. Bear Flat shopping area is close at hand where you find a good selection of local shops including a small Co-op supermarket, hairdressers, florist, two takeaways, deli and two restaurants. Tesco Express can also be found close by on Wellsway.

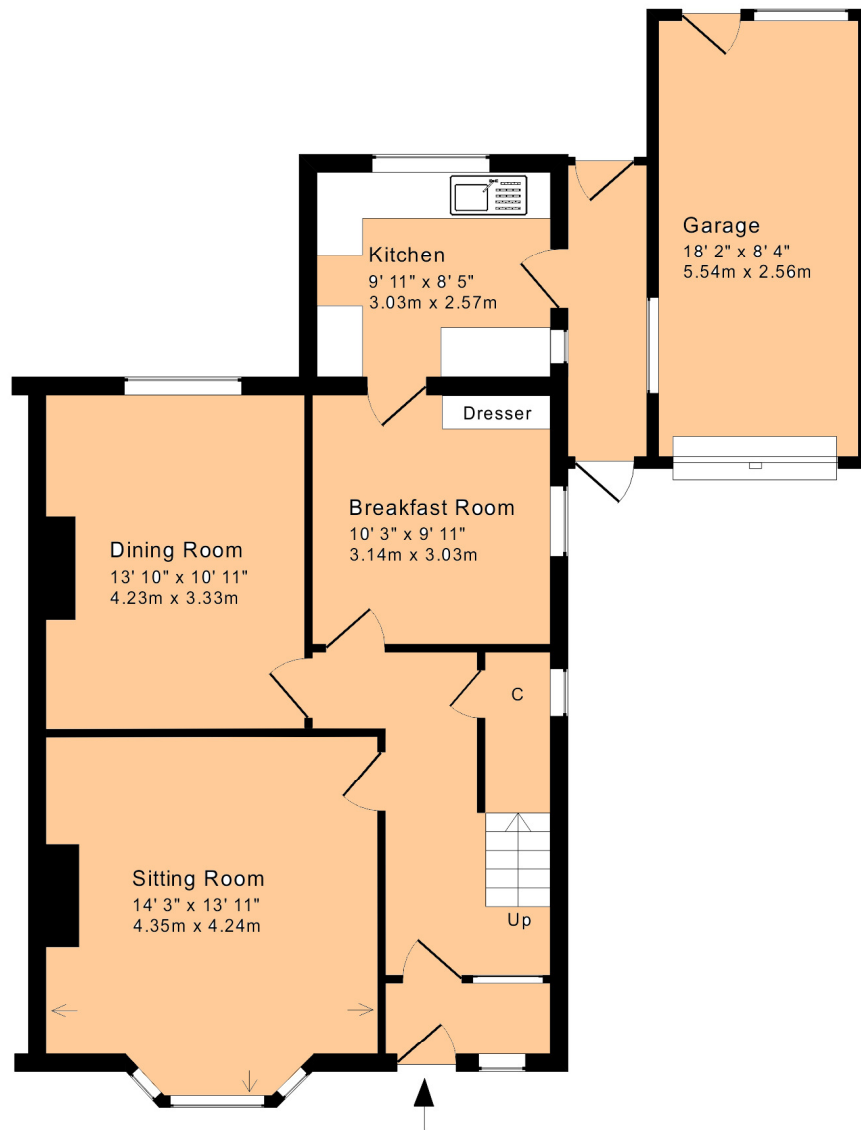
Schools are also conveniently located within the neighbourhood they include Moorlands and St John's primary schools, Beechen Cliff secondary school for boys and Hayesfield secondary school for girls.

A regular bus service goes from nearby Bloomfield Road to and from the City Centre and there is good access to the main road network, taking you both to Bristol and the North Somerset towns of Frome, Radstock and Midsomer Norton.

How to get there

Leave the City Centre on the A367 Wellsway to the Bear Flat. Take the right fork into Bloomfield Road and then take the first right into Hensley Road. The road bends first left and then right and then having gone through the right-hand bend, the road becomes Egerton Road. Number 26 can then be found on the right-hand side.





Ground Floor

Approx. Gross Internal Floor Area: 1,490 Sq. Ft. / 138 Sq. M
Includes attached Garage

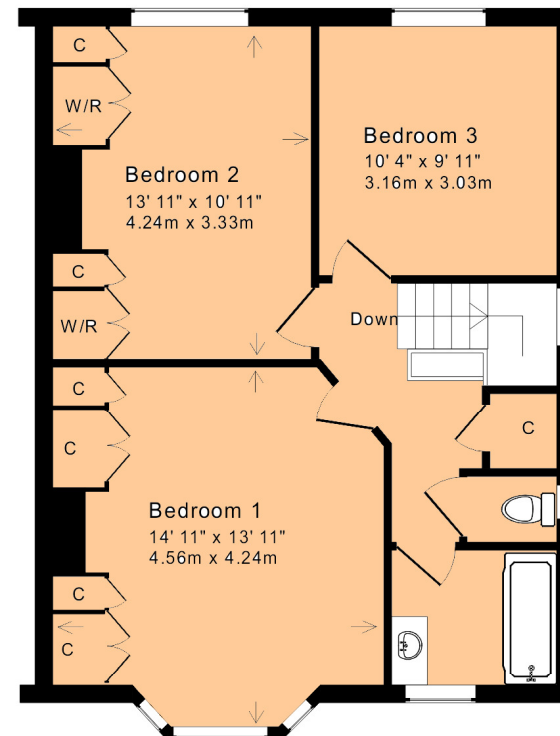
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First Floor

