



23 The Brow, Bath, BA2 1EA

Guide £315,000

Offering 714sqft and no chain, this impeccably styled three bedroom 1970s semi is not only absolutely ready to move into but offers a 36ft x 18ft level private garden and a garage. Quietly tucked away in a cul de sac next to the park with a westerly front aspect and a very generous 17ft7 x 13ft10 sitting room. Modern kitchen/diner looking out onto rear gardens plus three bedrooms and a gleaming white bathroom upstairs. Space to extend at the rear or above if required, 500yds from local shops, double glazing/GCH in situ. Sole Agents.

- Three bedrooms
- 714sqft
- Garage
- No chain
- Cul de sac next to park



Property Description

AGENTS NOTES

Bordering Innox Park and below Bath City Farm, The Brow was constructed in the late 1970s and offers a particularly tucked away cul de sac location with plenty of green space nearby yet retaining access to local amenities along the High St or around Weston Lock. Local bus routes can be found on The Hollow and Shophouse Road.

The open space from Innox Park southward up to Bath City Farm is the only substantial survival of the historic Saxon & medieval field system remaining in Twerton. The Saxons are also remembered in the name of the park - Innox is a Saxon word used to describe land that is left to fallow. Dating even further back into the past, The Hollow is reputed to follow a branch of the Roman Fosse Way whilst Shophouse Road used to be called Sheepfair Lane as it was the main route for drovers down from Southdown grazing.

ENTRANCE HALL Panelled front door, cloaks/meter cupboard.

SITTING ROOM Double glazed front window, two radiators, stairs to first floor.

KITCHEN/DINER Double glazed rear window, double glazed door to rear gardens, range of modern base and wall units with worktops and inset sink/drain, plumbing for washing machine, wall mounted Worcester gas combination boiler, inset gas hob with oven under and hood over, part tiling to walls, radiator, dining table area.

LANDING Loft access with pull down ladder, linen cupboard.

BEDROOM 1 Double glazed front window, radiator, fitted wardrobes and shelving.

BEDROOM 2 Double glazed rear window, radiator, fitted shelving.

BEDROOM 3 Double glazed rear window, radiator.

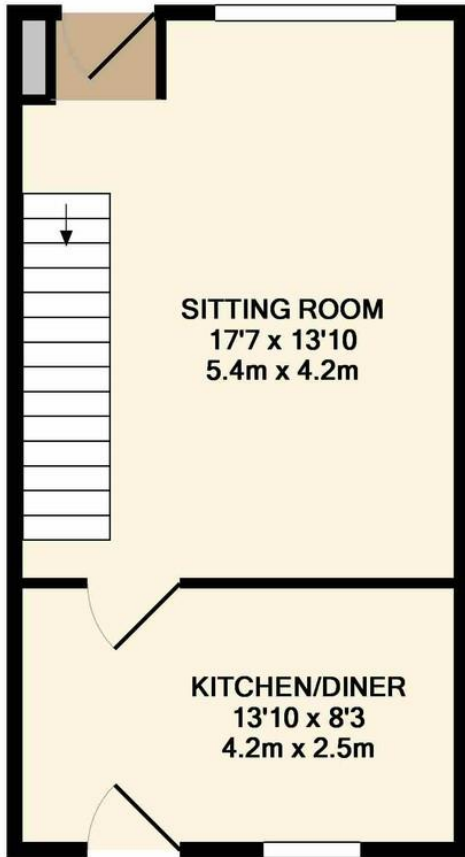
BATHROOM Double glazed side window, heated towel rail, low level W.C, pedestal basin, panelled bath with mixer/spray shower tap, fully tiled walls, extractor fan, vanity cupboard.

REAR GARDEN 36ft x 18ft - east facing.

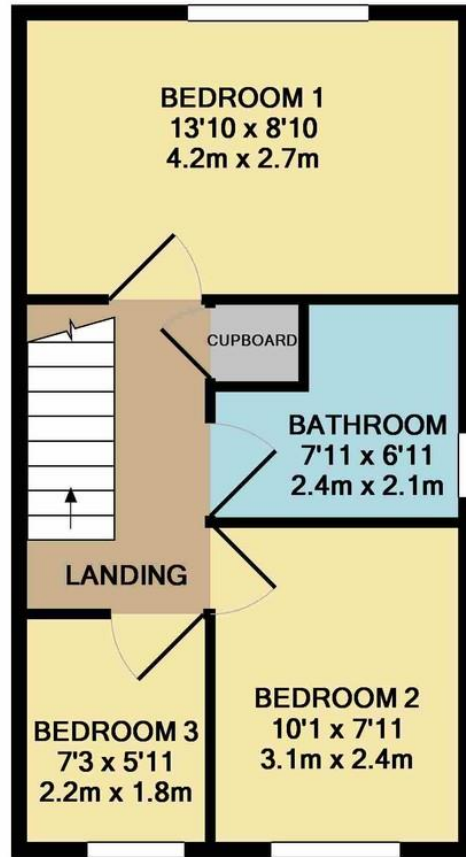
Gated side access, tap, patio area, flower beds and borders. Lawn with mature trees and shrubs. Fences and walls to sides and screening hedge to rear.

GARAGE Single garage with up and over door - in block to the north of the property.





GROUND FLOOR
APPROX. FLOOR
AREA 357 SQ.FT.
(33.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 357 SQ.FT.
(33.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 714 SQ.FT. (66.3 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
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Tenure

Freehold

Council Tax Band

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Viewing Arrangements

Strictly by appointment

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements