



**20 Crandale Rd, Oldfield Park, Bath, BA2 3HX**

**£350,000**

Offering 1032sqft of accommodation in a superbly convenient side street adjacent to Moorland Rd - a three storey late Victorian two bedroom home with no onward chain, a west facing level 35ft x 14ft rear garden, a bonus loft room and an abundance of charm. Two original receptions and a rear kitchen on the ground floor. Upstairs houses two bedrooms (one with spiral stairs to the loft room) and a three piece bathroom. Double glazing & GCH in situ. Ideal location for local shops, city access and Oldfield station commuters. Sole Agents

- 1032sqft
- No chain
- Two bedrooms + loft room
- Two receptions
- West facing garden



## Property Description

**ENTRANCE HALL & LOBBY** Double glazed top lit front door, cupboard housing fuseboard and meter, dado rail, part glazed top lit internal door, radiator, ornamental plaster arch, coved ceiling, stairs to upper floors.

**SITTING ROOM** Double glazed front bay window with triple radiator under, coved ceiling, dado rail, fireplace surround with tiled inset and hearth (flue in place for gas fire).

**DINING ROOM** Double glazed rear window, radiator, built in alcove bookcases, large understairs storage cupboard (pipework in place for W.C installation if required).

**KITCHEN** Double glazed rear window, part glazed side door, base and wall units with beech worktops and inset Belfast sink, part tiled walls, inset gas hob with hood over, fitted oven, plumbing for washing machine, space for tall fridge/freezer, radiator.

**LANDING** Coved ceiling, picture rail, radiator, walk in storage cupboard with linen shelving and wall mounted gas combination boiler.

**BEDROOM 1** Two double glazed front windows, radiator, range of built in wardrobes and cupboards to side walls, coved ceiling.

**BEDROOM 2** Double glazed rear window, radiator, spiral staircase to loft room.

**BATHROOM** Double glazed rear window, radiator, handbasin inset into vanity unit, low level W.C, panelled bath with shower over.

**LOFT ROOM** Velux skylight to rear, built in shelving, eaves storage area (restricted height) to front and rear.

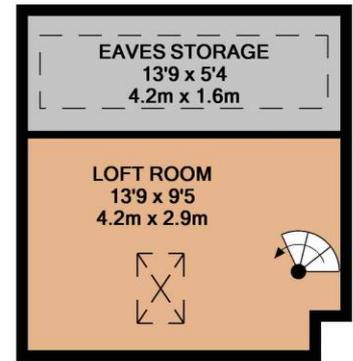
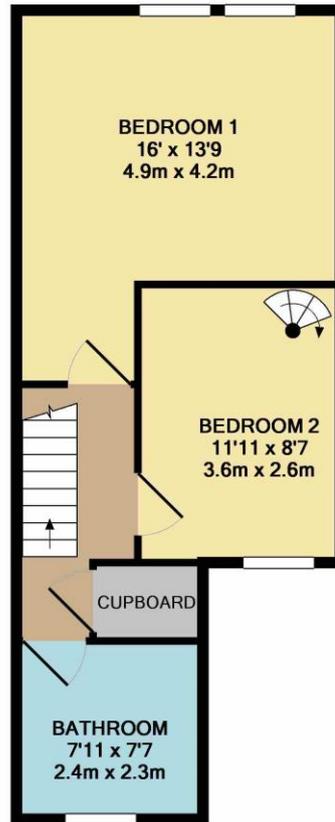
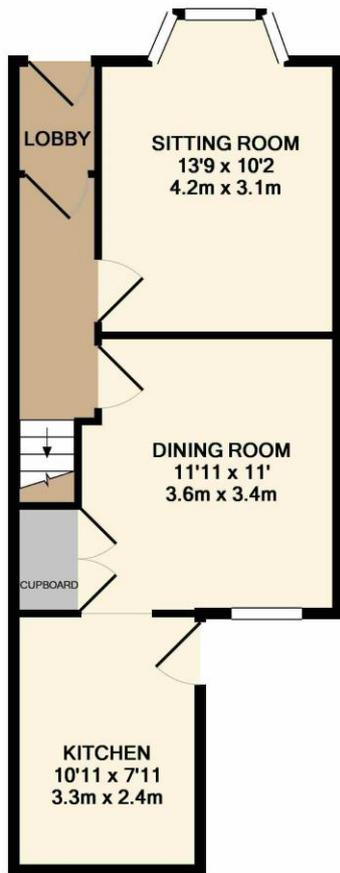
**REAR GARDEN** 35ft x 14ft plus side return

West facing - primarily paved with artificial grass area, flower beds and borders. Mature shrubs. Fences and walls to side and rear. Gated rear pedestrian access. Tap.

**AGENTS NOTES** Crandale Road deeds show first occupiers moving in from 1889 thanks to builders like Mr Alfred Scriven (of No1 Paradise House, Wells Road). The name derives from "Crandles" (later marked as "Crandale") Nursery which lay across the railway where Victoria Terrace is now. As with many other roads in the Oldfield Park area at the time, Crandale Road was a favourite location for railway workers, with 10 houses out of 33 occupied by GWR staff (4 engine drivers, 2 stokers, 2 guards and an engine fitter).

The first occupier of this property was A.W Marchant (the aforementioned engine fitter) with neighbours of James Miller (staypresser) and Henry Witts (turner). However, the actual owners of 20 and 21 were in fact Worthy Beazer and Whyatt Collett (builders) and this pair owned both properties until 1920.





TOTAL APPROX. FLOOR AREA 1032 SQ.FT. (95.9 SQ.M.)  
Measurements are approximate. Not to scale. Illustrative purposes only  
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## Contact Details

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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

## Tenure

Freehold

## Council Tax Band

C

## Viewing Arrangements

Strictly by appointment