



**67 West Avenue, Oldfield Park, Bath,
BA2 3QD**

£410,000

Extended upwards and to the rear to 1119sqft, boasting a garage and parking to the rear, offered with no chain. Impeccably presented throughout and enjoying superb views - this 1890s three storey home offers a perfect blend of character and modern convenience. Central Oldfield location three streets from Moorland Road. Three double bedrooms (dormer loft bedroom with ensuite shower room), a stunning open plan family dining/kitchen space, front sitting room, utility lobby and bathroom. East facing landscaped 35ft x 15ft gardens leading to a detached garage and hardstanding. Sole Agents

- 1119sqft
- Garage & hardstanding
- Three double bedrooms
- Open plan extended family dining/kitchen
- Two bathrooms



Property Description

AGENTS NOTES

West Avenue first appears in Bath street directories in 1892 although construction started in 1889. Millmead Rd followed in 1896 and Ringwood Road itself was constructed from 1897. Given the proximity of the Somerset & Dorset railway line (now the Linear Park) and the GWR main line, a large number of the local houses were occupied in the early years of the century by railway workers. Prior to our current clients tenure, several generations of the previous family occupied the property for just under a century. The first occupiers in this section of the road are recorded as;

64 Thomas Young (tailor),
65 Frank Lewis (clerk),
66 Henry Smith (mason),
67 John Painter (brickmaker),
68 Ernest Chalker (stoker),
69 Joseph Button (mason).

ENTRANCE LOBBY Double glazed front door from recessed porch.

ENTRANCE HALL Part glazed internal door, radiator, stairs to upper floors, meter/fuseboard cupboard.

SITTING ROOM Two double glazed front windows, radiator, coved ceiling, fireplace with cast iron inset, glazed sliding doors to dining room.

DINING ROOM Open plan to kitchen/breakfast room, understairs cupboard, radiator.

KITCHEN/BREAKFAST ROOM Two large Velux skylights, double glazed French doors to rear garden, base and wall units with worktops and breakfast bar, inset sink/drainers, fitted double oven, induction hob with hood over, fitted fridge and freezer, fitted dishwasher, radiator.

UTILITY LOBBY Worcester gas combination boiler, plumbing for washing machine with worktop over.

BATHROOM Double glazed rear window, tiled shower cubicle, handbasin, low level W.C, heated towel rail, panelled bath with mixer/spray tap, tiled floor, part tiled walls, extractor fan.

FIRST FLOOR LANDING Double glazed rear window, stairs to second floor with storage cupboard under.

BEDROOM 1 Two double glazed front windows, radiator, exposed floorboards.

BEDROOM 2 Double glazed rear window, radiator, exposed floorboards, cast iron fireplace.

SECOND FLOOR LANDING Front Velux skylight.

BEDROOM 3 Front Velux skylight, double glazed rear dormer window, two radiators, eaves storage cupboard.

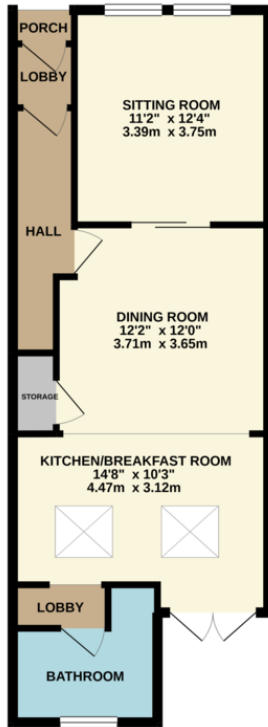
ENSUITE Double glazed rear window, low level W.C, heated towel rail, handbasin, tiled shower cubicle with electric shower, extractor fan, part tiled walls, tiled floor.

REAR GARDEN 35ft x 15ft min - east facing
Astroturf side return leading to patio seating area with raised beds, lawn and further planting area. Gated rear access to rear lane.

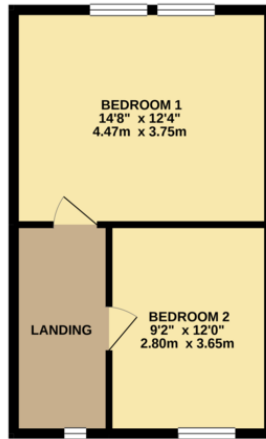
GARAGE & PARKING Single detached garage (16ft9 x 10ft10 internal measurements) with up and over door, rear personal door and rear window. Hardstanding adjacent to rear lane for one vehicle.



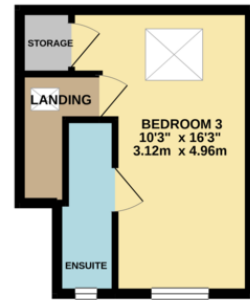
GROUND FLOOR
559 sq.ft. (51.9 sq.m.) approx.



1ST FLOOR
356 sq.ft. (33.1 sq.m.) approx.



2ND FLOOR
204 sq.ft. (18.9 sq.m.) approx.



TOTAL FLOOR AREA: 1119 sq.ft. (103.9 sq.m.) approx.

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 for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Tenure

Freehold

Council Tax Band

C

Viewing Arrangements

Strictly by appointment