



**61 Coronation Avenue, Oldfield Park, Bath,
BA2 2JU**

Guide Price £285,000

Refurbishment opportunity to cash buyers only - a 961sqft Edwardian no chain two storey home on the lower half of the road with long 84ft x 17ft east facing gardens ending in a detached garage. Requiring significant internal updating. Two separate original receptions, kitchen and bathroom on the ground floor. Upstairs houses three bedrooms. Double glazing in situ and gas to the property. Retained character features. Further extension potential to rear and upwards as neighbours have done. Sole Agents

- 961sqft
- Renovation opportunity
- Three bedrooms
- Two receptions
- Long east facing rear garden



Property Description

ENTRANCE LOBBY & HALL Top lit panelled front door, part glazed internal door, radiator, dado rail, meters, plaster arch, stairs to first floor.

SITTING ROOM Double glazed front bay window, coved ceiling, picture rail, ceiling rose, original fireplace with cast iron inset.

DINING ROOM Double glazed rear window, fireplace with inset solid fuel stove, lobby to kitchen with understairs cupboard.

KITCHEN Side window, part glazed door to garden, gas boiler.

BATHROOM Double glazed rear window, radiator, W.C, pedestal basin, panelled bath with electric shower over, tiled walls.

LANDING Loft access, original linen cupboard.

BEDROOM 1 Two double glazed front windows, two radiators, picture rail.

BEDROOM 2 Double glazed rear window, alcove cupboard with immersion tank.

BEDROOM 3 Double glazed rear window, radiator.

REAR GARDENS 84ft x 14ft approx - east facing
Lawn with shrubs and trees (including pear and fig). Fences to sides. Gated rear access past garage to rear lane.

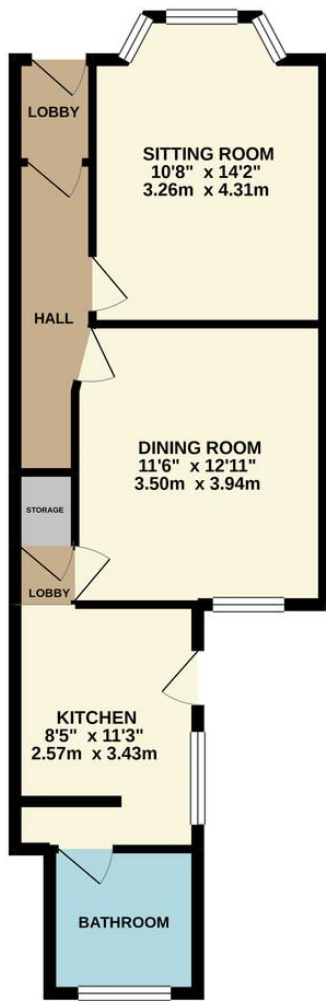
GARAGE 18ft8 x 10ft internal measurements
Double timber doors to rear lane. Rear and side windows, inspection pit.

AGENTS NOTES Please note that, due to the lack of kitchen facilities in the property, it is our belief that the property is not mortgageable.

Coronation Avenue itself dates from 1903 onwards but the first recorded occupier in this property was Thomas Rawlings (butcher) in 1905. By 1911, the occupier was Mrs E White (laundress), followed by Arthur E Fido (railway servant) in 1916.



GROUND FLOOR
508 sq.ft. (47.2 sq.m.) approx.



1ST FLOOR
453 sq.ft. (42.1 sq.m.) approx.



TOTAL FLOOR AREA : 961 sq.ft. (89.3 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

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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