



**34 Oriel Grove, Southdown, Bath, BA2 1JE**

**Guide Price £325,000**

Tucked away 100yds west of Southdown Road post office and bus routes, this 716sqft 1930s three bedroom semi benefits from driveway parking and a sheltered level 39ft x 23ft rear garden. Offered with no onward chain. Ground floor houses sitting room, kitchen and bathroom. Upstairs, you'll find three bedrooms (two doubles and a single). Capacity to re-order or expand accommodation as many neighbours have done. Currently outside HMO Stage 1 Test boundary. Sole Agents

- 716sqft
- Three bedrooms
- Driveway parking
- Level west facing rear garden
- No chain



## Property Description

**ENTRANCE HALL** Double glazed front door, radiator, meter & fuseboard, stairs to first floor.

**SITTING ROOM** Double glazed front window, radiator, fireplace with gas fire and back boiler, coved ceiling, understairs cupboard.

**LOBBY** Double glazed door to rear garden, radiator, tiled floor.

**KITCHEN** Double glazed rear window, base and wall units with inset sink/drainage, space for tall fridge/freezer, plumbing for washing machine, inset electric hob with hood over and oven under, part tiled walls, tiled floor.

**BATHROOM** Double glazed rear and side windows, low level W.C, panelled bath with shower over, pedestal basin, heated towel rail, part tiled walls, extractor fan.

**LANDING** Double glazed side window, loft access.

**BEDROOM 1** Two double glazed front windows, radiator.

**BEDROOM 2** Double glazed rear window, radiator, linen cupboard with immersion tank.

**BEDROOM 3** Double glazed rear window, radiator.

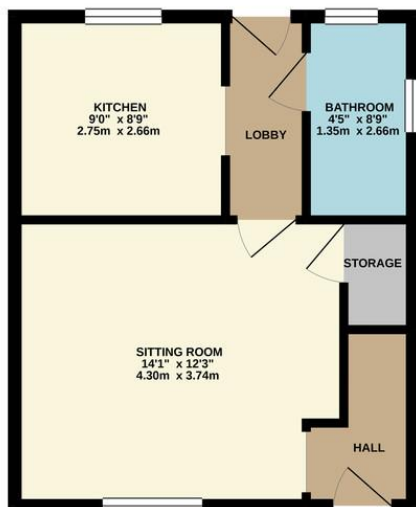
**REAR GARDEN** 39ft x 23ft approx - northwest facing  
Patio, lawn, hedges and walls to side and rear. Gated side access.

**FRONT GARDEN & DRIVEWAY** 37ft x 18ft min  
Hardstanding with dropped kerb. Lawn and fences to sides.

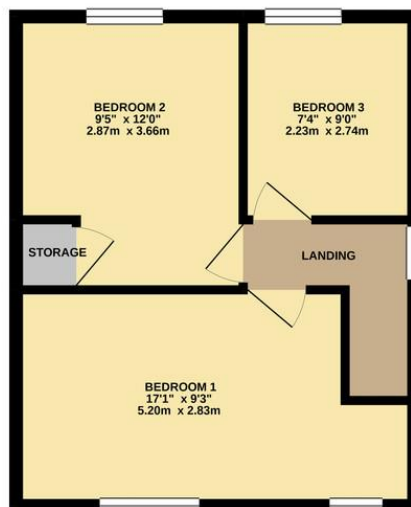




GROUND FLOOR  
358 sq.ft. (33.3 sq.m.) approx.



1ST FLOOR  
358 sq.ft. (33.3 sq.m.) approx.



TOTAL FLOOR AREA: 716 sq.ft. (66.6 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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## Contact Details

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## Tenure

Freehold

## Council Tax Band

C

## 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