



First Avenue, BA2 3NW.

a. 1 Hayes Place, Bath, BA2 4QW e. sales@bathstoneproperty.com



At a glance:

- Characterful and spacious, period family home
- Three good sized bedrooms
- Beautifully finished throughout
- Attractive kitchen/dining room
- Two reception rooms
- Just 0.3 miles to Two Tunnels Cycle Path
- Good access to Bear Flat and Moorland Road shops
- 1-mile walk to Bath Spa Station

An attractive two storey Victorian terraced house set in a sought-after residential location in the southern slopes of Bath, ideal for all local amenities a short walk within Moorland Road.

Energy Efficiency Rating D.



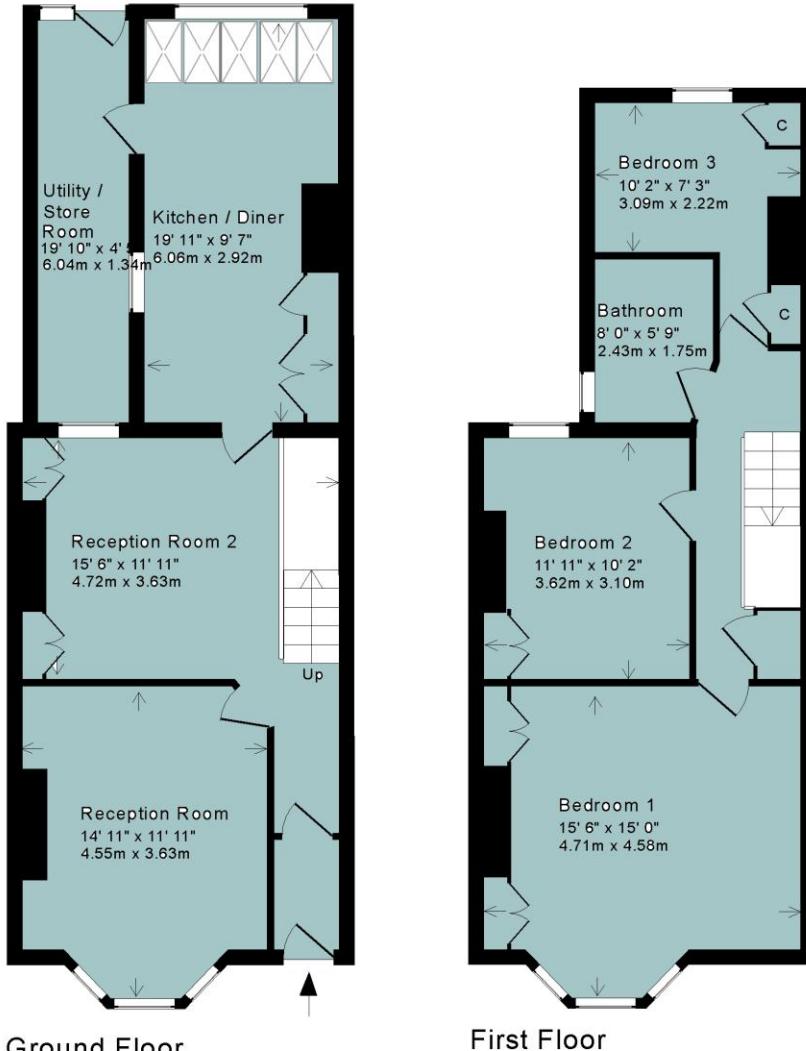
Full Description:

First Avenue is a sought-after location on the upper slopes of Oldfield Park, just below Bear Flat. This desirable and relaxed part of Southern Bath features attractive period properties and an easy connection to both Bear Flat shopping parade and Moorland Road. This smart and welcoming family home features three bedrooms over two storeys and a stylish and extended kitchen/diner.

Passing through the vestibule, the hallway leads to the front reception room which is an attractive, formal reception room with a stunning period fireplace, bay with sash windows, original wood flooring and cornicing, just to name a few features throughout the property. There is a second reception room which is great size and offers plenty of built-in storage and opens directly onto the kitchen/dining area.

The kitchen/diner itself is spacious and fantastic for socialising or family mealtimes. It features a selection of floor and wall units with quartz worktops and recessed spot lighting. The kitchen includes all the modern utilities you would expect, such as; built-in double oven, hob and built-in dishwasher. The current vendors have also extended to the rear of the property and have made this area flood with natural light, due to the glass roof. They have also installed a range of floor to ceiling cupboards near the dining area for extra storage. From this room you can access the utility/store room and in here you have plumbing for a washing machine.

Upstairs you have three bedrooms. The principal bedroom is to the front and has a bay window and a beautiful feature fireplace with original wood flooring. The middle bedroom is also a double and the third bedroom, to the rear, is a large single bedroom. The bathroom comprises a modern suite of bath with shower over, hand-basin and W.C. The loft is currently boarded out and provides very useful storage space, it could be converted into further living space as done by many other houses in First Ave subject to planning.



Approx. Gross Internal Floor Area: 1,285 Sq. Ft. / 119 Sq. M
Includes Conservatories and attached Garages

For indicative purposes only.

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Disclaimer:

Drawings/Sketches/Floor Plans - For general guidance only and is not to scale. General Disclaimer - Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed.

Outside, the rear garden has been finished beautifully by the current vendors. Included in the garden is a patio area directly outside the back of the property, a foot path leading up to the rear of the garden, complimented with a range of stunning plants and shrubs either side. There is a large patio seating area at the top of the garden with a useful shed and to the rear you have a vehicular lane for access.

First Avenue is extremely an extremely desirable location and very well located for the shops and services of Moorland Road and nearby Bear Flat. St John's Primary school is situated at the end of the road and Moorlands Primary and Hayesfield and Beechen Cliff Secondaries are also within a walkable distance for pupils.

Oldfield Park Railway station is conveniently located to the property as is the Sustrans Twin Tunnels Cycle path. Southgate and Bath Spa Railway station is about 20-25 mins away.

Specification:

Measurements - All dimensions are approximate. Fixtures, Fittings & Appliances - The mention of any appliances, fixtures, fittings &/or appliances does not imply they are in full efficient working order. Internal Photographs - Items shown in photographs are not included unless specifically mentioned within the details. They may be available by separate negotiation.

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