



4 Mayfield Mews, Oldfield Park, Bath, BA2 3FD

Guide Price **£375,000**

Tucked away in an almost secret central Oldfield mews, well away from traffic yet superbly handy for Moorland Road shopping - a 2011 built 709sqft two storey no onward chain two double bedroom house with sheltered rear courtyard garden and a private garage. Enjoying views to both sides over the city and surrounding hills. Open plan ground floor with entrance, kitchen and sitting areas plus separate W.C, First floor houses two bedrooms and a four piece modern shower room. Double glazing and GCH in situ. Single garage in block to the south end of the terrace with power and light. Ideal city base or downsize. Sole Agents

- 709sqft
- No chain
- Garage
- 16ft x 13ft sheltered garden
- Double glazing & GCH





Property Description

AGENTS NOTES Mayfield Mews was built in 2011 by Flower & Hayes on the site of their old workshops - Flower & Hayes are a building and joinery company originally set up in 1920 by Oldfield Park residents Henry Hayes and Thomas Flower.

The property is ideally situated in the middle of a quadrangle of Oldfield streets (Cynthia, West, South and Mayfield) 500yds from Moorland Road shops and Oldfield train station. The house can be accessed via Cynthia Rd or Mayfield Rd.

HALL Double glazed front door, fuseboard, radiator, stairs to first floor with space for fridge and plumbing for dishwasher.

KITCHEN Double glazed front window, base and wall units with inset sink/drain, inset 5 ring gas hob with hood over, fitted oven, plumbing for washing machine, breakfast bar, part tiled walls.

WC Handbasin, radiator, low level W.C, extractor fan.

SITTING ROOM Double glazed rear window, double glazed sliding doors to rear garden, two radiators.

LANDING Loft access with pull down ladder, linen cupboard with immersion tank, radiator.

BEDROOM 1 Two double glazed rear windows, radiator, built in hanging and storage.

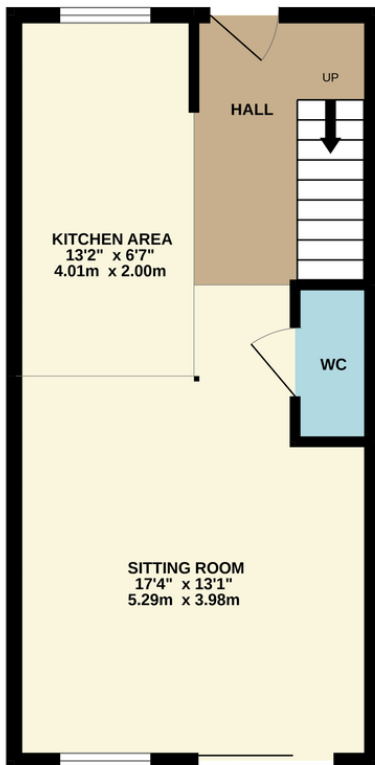
BEDROOM 2 Double glazed front window, two built in storage cupboards, radiator.

SHOWER ROOM Radiator, low level W.C, bidet, corner shower cubicle, pedestal basin, tiled floor, fully tiled walls, extractor fan.

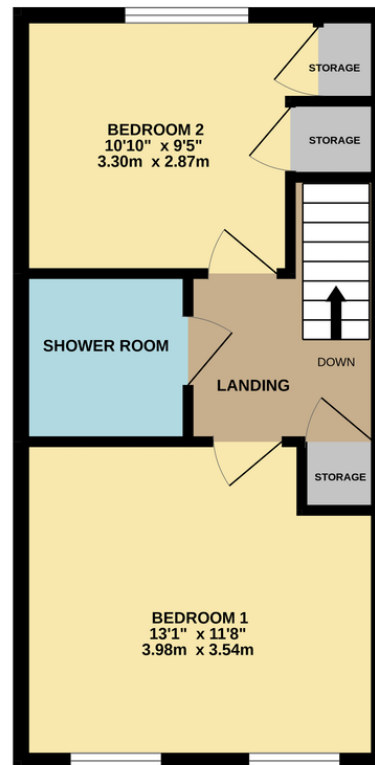
REAR GARDEN 16ft x 13ft courtyard with walls and fences to side and rear. Gated rear access and light.

GARAGE 15ft4 x 8ft internal measurements - single garage with up and over door, light and power. Storage space above rafters.

GROUND FLOOR
355 sq.ft. (33.0 sq.m.) approx.



1ST FLOOR
355 sq.ft. (32.9 sq.m.) approx.



TOTAL FLOOR AREA : 709 sq.ft. (65.9 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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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