



**7a Triangle Villas, Oldfield Park, Bath,
BA2 3JG**

Guide Price £385,000

With 1030sqft of beautifully designed space in a superbly central yet quiet Oldfield Park cul de sac just moments from Moorland Road shops, this 1970's end terraced three bedroom home offers a potent and rare combination of spacious accommodation, off street parking and west facing gardens. Full width sitting room and kitchen/diner on the ground floor. First floor houses three bedrooms and family bathroom. Useful second floor loft room with paddle stair access which would make an ideal office space. Double glazing and GCH in situ. Modern kitchen and bathroom fittings. Rear garage and twin parking spaces with EV charging point installed. Sole Agents.

- 1030sqft
- Three bedrooms
- Cul de sac location
- Garage & parking
- West facing garden





Property Description

PORCH Double glazed side lit front door, tiled floor, cloaks area, meter cupboard.

SITTING ROOM Double glazed front window, fireplace with inset gas fire, radiator, coved ceiling.

STAIRS Door from sitting room and stairs to upper floors.

KITCHEN/DINER Two double glazed French doors to rear garden, base and wall units with worktops and breakfast bar, inset sink/drain, fitted fridge/freezer, fitted dishwasher, induction hob with hood over and oven under, radiator, understairs cupboard, dining table space, coved ceiling.

LANDING Radiator, paddle staircase to loft room.

BEDROOM 1 Double glazed front window, radiator, fitted wardrobes, ensuite shower area with tiled shower cubicle and handbasin.

BEDROOM 2 Double glazed rear window, radiator, linen cupboard housing Vaillant gas combination boiler.

BEDROOM 3 Double glazed front window, radiator.

BATHROOM Double glazed rear window, handbasin, low level W.C., panelled bath with shower over, heated towel rail, tiled floor.

LOFT ROOM Velux skylight, eaves access, storage cupboard.

REAR GARDEN 19ft x 18ft min - west facing

Decked terraces with fences to side and rear. Gated rear and side access, shed.

GARAGE Split into two areas with stud walling

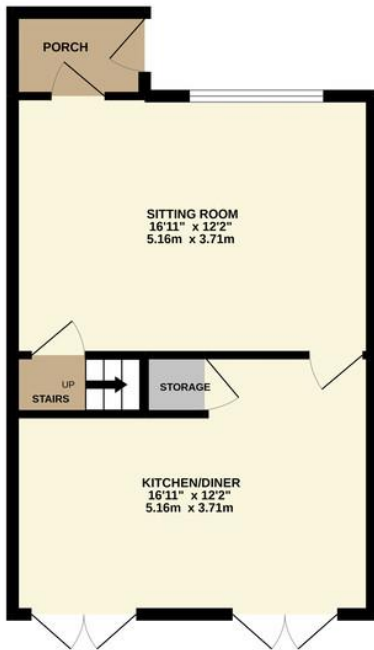
Utility - 8ft x 8ft5 - light and power, plumbing for washing machine, door from garden.

Storage - 8ft x 7ft7 - up and over door from driveway.

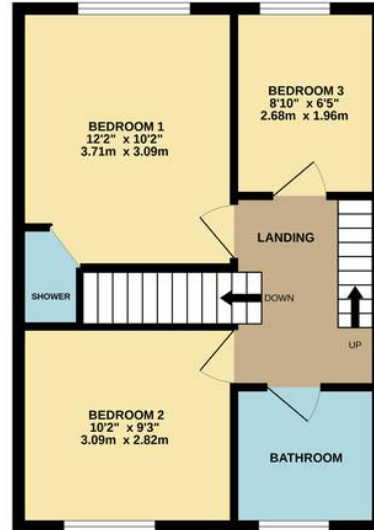
OFF STREET PARKING Two off street parking spaces behind garage and rear garden with EV charging point installed.

AGENTS NOTES One of only three 1970s properties in this small central Oldfield cul de sac. Literally just around the corner from Moorland Road and also convenient for Oldfield station 250yds to the west yet quietly tucked away with rear access from Triangle West.

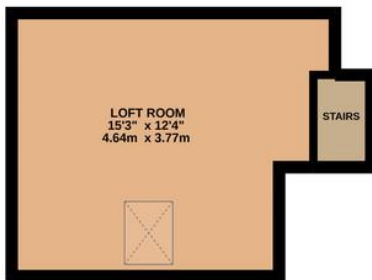
GROUND FLOOR
436 sq.ft. (40.5 sq.m.) approx.



1ST FLOOR
412 sq.ft. (38.3 sq.m.) approx.



2ND FLOOR
182 sq.ft. (16.9 sq.m.) approx.



TOTAL FLOOR AREA : 1030 sq.ft. (95.7 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

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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