



**14 Claude Avenue, Oldfield Park, Bath,
BA2 1AE**

Guide Price £450,000

A much extended 1345sqft late Victorian family home with extensive west facing gardens, off street parking potential, superb rear views and no chain. Beautifully presented accommodation over three storeys. Two original receptions, W.C, kitchen/breakfast room and conservatory on the ground floor. Two double bedrooms and bathroom on the first floor. Second floor dormer loft conversion with further double bedroom. Mature rear gardens with a 56ft upper section in excellent order and a further 70ft uncultivated area with access to rear vehicle lane. Sole Agents

- 1345sqft
- Three double bedrooms
- Two receptions
- Long west facing gardens
- No chain





Property Description

LOBBY & HALL Top lit part glazed front door, meters and fuseboard, coved ceiling, tiled floor, part glazed internal door, radiator, cloaks area.

SITTING ROOM Two front sash windows, radiator, fireplace with inset woodburner and oak mantel, oak flooring, coved ceiling, archway to dining room.

DINING ROOM Two radiators, stairs to upper floors with cupboard under, opening to kitchen/breakfast room.

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

KITCHEN/BREAKFAST ROOM Velux skylight, double glazed French doors to conservatory, two radiators, double glazed rear window, range of base and wall units with worktops and inset sink/drain, Stoves range cooker with hood over, plumbing for washing machine, fitted dishwasher, fitted microwave, space for large fridge/freezer.

CONSERVATORY Double glazed side and rear windows, double glazed French doors to gardens.

FIRST FLOOR LANDING Stairs up to second floor.

BEDROOM 1 Two front sash windows, radiator, two alcove wardrobes (one housing Worcester gas combination boiler), oak flooring, coved ceiling.

BEDROOM 3 Double glazed rear sash window, radiator, coved ceiling, oak flooring.

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

SECOND FLOOR LANDING Double glazed rear window.

BEDROOM 2 Double glazed rear window, radiator, alcove shelving. Opening through to eaves sleeping/storage space.

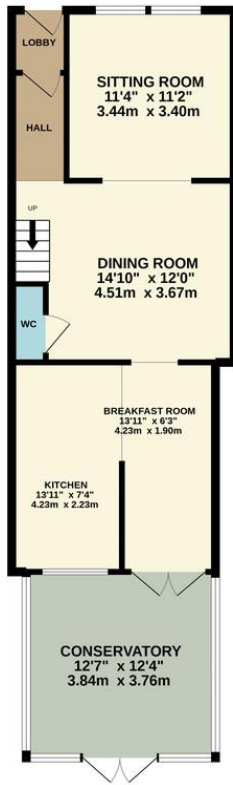
REAR GARDENS West facing
56ft x 14ft upper garden with patio adjacent to conservatory, gravelled terrace, flower beds, shrubs and mature trees. Fences to side and rear. Gated rear access
70ft x 14ft lower garden - mostly uncultivated at present. Shed, fences to side and rear. Adjacent to rear access lane thus potential to create off street parking if required.

AGENTS NOTES South Twerton Junior School, at the junction of Claude/Lymore/Coronation Avenues, was originally Ascension School and opened in 1893 but it was not until 1897 that Claude Avenue itself appears in local street directories. Houses on the road built that year were numbered 1 through 34 and 61 – 62, plus Claude House itself (the home of butter merchant William H Chapman). The builders, George & John Hallett, lived at 61 & 62.

In 1902, the list of occupations of homeowners on the road make for an interesting snapshot into life in Oldfield Park - fourteen houses were occupied by GWR workers and there were twelve owners in the building industry (including five masons & three carpenters). Other professions included shoemakers, cabinet makers, foundrymen and clerks.

This property is first recorded as occupied in 1900 by William S Francis (painter). Mr Francis is recorded in residence until 1932 with his widow continuing to occupy the property thereafter.

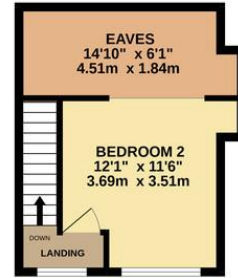
GROUND FLOOR
689 sq.ft. (64.0 sq.m.) approx.



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



2ND FLOOR
244 sq.ft. (22.7 sq.m.) approx.



TOTAL FLOOR AREA: 1345 sq.ft. (125.0 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 and 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.