



£250,000

The Old Bake House, Bath, BA2 1AG

An excellent opportunity has arisen to purchase this unique and substantial stone built one bedroom property situated in a very sought after location in Oldfield Park. Historically, we believe that it was a bakery until the 1920's. Please call 01225 463006 to arrange a viewing.

Energy Efficiency Rating: E



An excellent opportunity has arisen to purchase this unique and substantial stone built one bedroom property situated in a very sought after location in Oldfield Park. Historically, we believe that it was a bakery until the 1920's. The benefits include gas heating, double glazing and historic character. The property briefly comprises a hall, cloakroom, kitchen/dining room as well as a separate additional room whilst upstairs there is an open plan lounge, a double bedroom and a bathroom. The property is particularly well located for the shops and cafés of Moorland Road. The Linear Cycle Path is also very nearby. There is extremely good access to the City Centre, the universities and Bristol beyond. Please call 01225 463006 to arrange a viewing.

Hall:

UPVC part double glazed door to side aspect, built in cupboard containing electric meter and fuse box, floor tiles.

Cloakroom:

Pedestal wash basin, built in shelf, WC, wall tiles and floor tiles.

Kitchen/Dining: 2.88m(max) x 5.08m(max)

2x UPVC double glazed windows to side aspect, range of base and wall mounted units, stainless steel sink drainer unit, plumbing for washing machine, cooker hood, tiles splashbacks, floor tiles, stairs rising to first floor landing.

Additional Room: 3.12m x 3.99m

UPVC double glazed windows to both sides, heated towel rail, range of base and wall mounted units, stainless steel sink drainer unit, tiled splashbacks, laminate flooring.

Lounge: 3.01m(max) x 5.06m(max)

UPVC double glazed door to side aspect, 3x UPVC double glazed

window to side aspect, loft access and views.

Bedroom: 3.11m x 4.01m

UPVC double glazed window to rear aspect, UPVC double glazed window to side aspect.

Shower Room:

UPVC double glazed window to both sides, pedestal wash basin, shower cubicle with Mira electric shower, WC, wall tiles and floor tiles.

For further details or to arrange an internal inspection, please contact us on 01225 463006 or email us on sales@ahca.co.uk

www.ahca.co.uk

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Call now, visit us in branch or go online to book your viewing.

 01225 463006

 sales@ahca.co.uk

 @at_home_bath

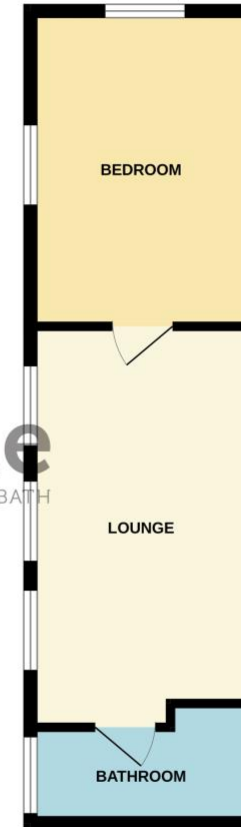
 @Home Estate Agents
13 Moorland Road,
Bath, BA2 3PL



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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