



42 Brook Road, Oldfield Park, Bath, BA2 3RS.



At a glance...

- A Victorian terraced house
- Attractively presented with period features
- 2 double bedrooms
- Long rear gardens
- Convenient location close to Moorland Road shopping and Oldfield Park station
- Gas central heating
- Double glazed windows

Price £355,000



The property

This charming, Victorian terraced house is attractively presented by the current owners and enjoys oak flooring downstairs and an array of period features including fireplaces and cornicing.

The house has a long entrance hall and two reception rooms that are opened into one large living space. This area appears light and airy and has two pretty fireplaces.

The kitchen is superbly appointed with a range of white high gloss units including cupboards, drawers and wall-mounted cabinets. Integrated appliances include an oven and hob.



Upstairs, the house has two double bedrooms and a sumptuous bathroom with large panelled bath, separate shower cubicle, close coupled WC and wash basin.

Outside, the property has a small enclosed front garden and a particularly long rear garden.

The rear garden is carefully divided into separate spaces. Adjoining the back of the house is a patio area with space for table and chairs and access to a useful undercroft/utility room which has plumbing for the washing machine.

There is then an area of lawn leading down to a children's play area with bark chippings and then a further large area of garden.

Location

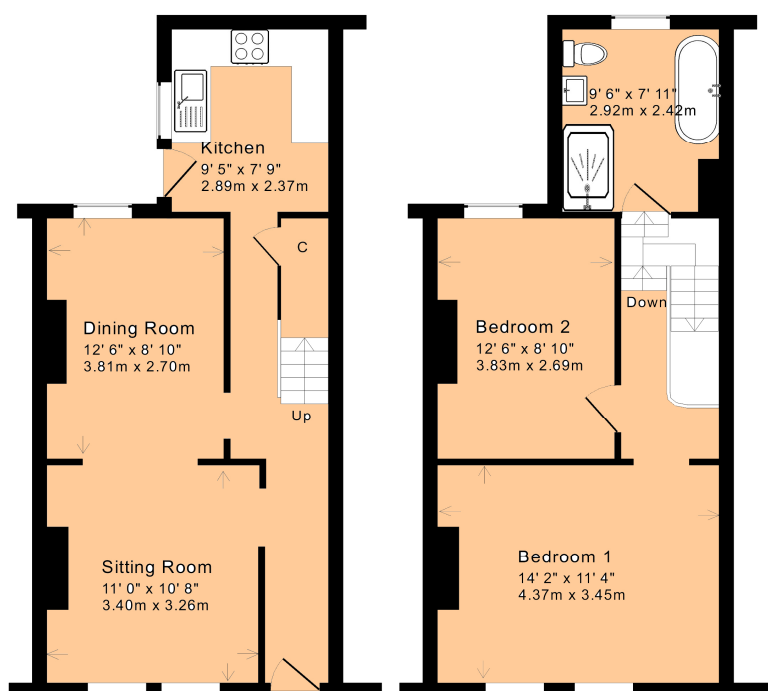
Brook Road is located very close to Moorland Road where there is an excellent selection of local shops, banks, cafes and charity shops.

Oldfield Park railway station is particularly close by which will afford excellent links to Bristol and Abbey Wood.

The house is certainly within walking distance of the city centre for most people and also has convenient access for the Linear Park and Sustrans Cycle Path.

How to get there

Proceed out of Bath on the A4 Lower Bristol Road. On the fifth set of lights (BMW garage on the right-hand side) turn left into Brook Road. The house can then be found at the top of the road on the right-hand side.



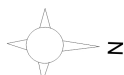
Ground Floor

First Floor

Approx. Gross Internal Floor Area: 850 Sq. Ft. / 79 Sq. M

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