



42 Junction Road, Oldfield Park, Bath, BA2 3LD

£475,000

A very substantial family home on the Bear Flat side of Oldfield Park with an impressive 1299sqft of space inside, rooftop views to rear, a west facing 56ft x 18ft garden with off street parking potential and no chain. Some internal updating needed but bags of potential to enhance and expand further. Currently offering two spacious separate receptions, large kitchen with adjacent conservatory, three proper double bedrooms and a first floor bathroom. Capacious loft for storage or conversion, extra garden level utility outbuilding, double glazing/GCH in situ. Sole Agents

- 1299sqft
- Three double bedrooms
- West facing garden
- Two receptions
- No chain



Property Description

AGENTS NOTES Constructed during the latter half of the 1930s (maps at the time suggest on an old orchard plot), these substantial family homes were named rather than numbered as was common at the time. This property was called Tolcarne, with the rest of the terrace comprising of Hillcrest, Rosemary, Sherwood, Waverley and Sunnybrae. For those interested in the origins of names, Tolcarne is a beach in the centre of Newquay, between Lusty Glaze and Great Western.

RECESSED PORCH Tiled floor.

ENTRANCE HALL Top and side lit double glazed front door, radiator, picture rail, staircase to first floor with two large storage cupboard under.

SITTING ROOM Double glazed front bay window, radiator, picture rail, fireplace with inset gas fire.

DINING ROOM Double glazed patio doors to conservatory, radiator, picture rail, original fireplace with tiled inset and open hearth.

KITCHEN Double glazed rear window, double glazed side internal window, part glazed door to conservatory, radiator, base and wall units with worktops and inset double sink, fitted fridge/freezer, cooker point, tiled splashbacks.

CONSERVATORY Double glazed door and windows to rear, radiator.

LANDING Loft access, picture rail.

BEDROOM 1 Double glazed bay front window, picture rail, radiator, original tiled fireplace.

BEDROOM 2 Double glazed rear window, radiator, picture rail, original tiled fireplace, alcove cupboard with immersion tank.

BEDROOM 3 Double glazed rear window, radiator, picture rail, fitted wardrobe and side units.

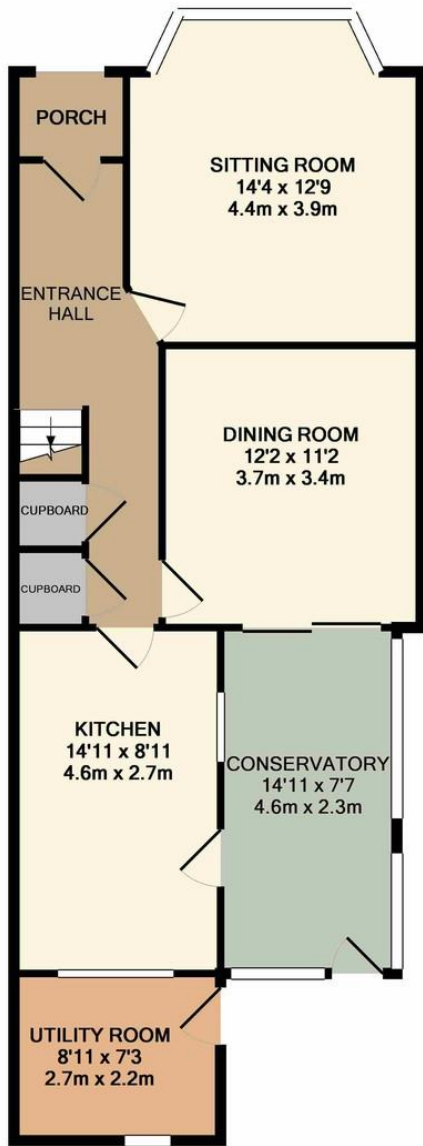
BATHROOM Double glazed front window, radiator, low level W.C, panelled bath with shower over, handbasin with vanity unit under, part tiled walls.

UTILITY ROOM Accessed via rear garden - Part glazed door, rear window, wall mounted Ideal gas boiler, plumbing for washing machine, low level W.C, handbasin.

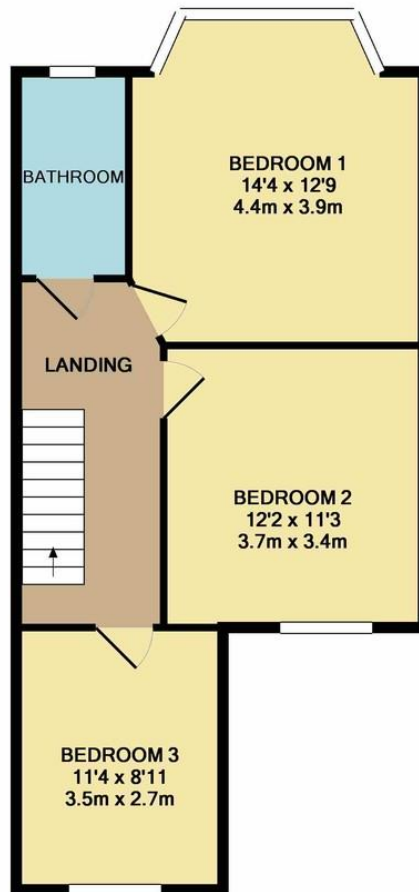
REAR GARDENS 56ft x 16ft - west facing
Patio and lawns, mature trees and shrubs, fences to side and rear. Gated access to private rear lane.

Off street parking potential - both adjacent neighbours have garages off the rear lane





GROUND FLOOR
APPROX. FLOOR
AREA 755 SQ.FT.
(70.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 544 SQ.FT.
(50.6 SQ.M.)
TOTAL APPROX. FLOOR AREA 1299 SQ.FT. (120.7 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
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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

Tenure

Freehold

Council Tax Band

D

Viewing Arrangements

Strictly by appointment