



20 Ashford Road, Moorfields, Bath, BA2 2DH

Asking Price Of £320,000

Superb condition, solid well planned accommodation of over 1030sqft, a generous west facing garden and all this in close proximity to local schooling & Moorland Rd amenities. An excellent family home on the flourishing Moorfields Estate with sitting room, full depth kitchen/diner, three double bedrooms, family bathroom, additional ground floor WC & shower room and rear garden store/workshop. Presented in beautiful order throughout with double glazing and GCH. Perennially popular with local upsizing couples and families. Adjacent bus routes, 500yds to Sandpits play park and the Two Tunnels greenway. Sole Agents

- 1033sqft
- Three double bedrooms
- West facing gardens
- Sitting room & kitchen/diner
- Two bathrooms



Property Description

AGENTS NOTES The origins of the estate names either side of the old S&D line date back to the original name of the dairy & sheep grazing land prior to building - the Moor Lands - and Moorfields House, built by Dr Ashmoor (later occupied by the Sewells, the family of the famous authoress of 'Black Beauty' and subsequently owned by the Jolly family). Ashford Road itself was the site of a royal meeting in October 1954, when Emperor Haile Selassie accompanied the Mayor at the time to visit the new occupiers Mr & Mrs Rowland at No2 as part of his state visit to the city.

PORCH Upvc double doors leading in. Space for boots and storage with further door into the hallway.

HALLWAY Stairs leading to the first floor and doors into rooms. Understairs storage, radiator and tiled effect flooring.

SITTING ROOM A wonderfully cosy room that looks out to the rear garden via upvc sliding doors. TV point and radiator.

KITCHEN/DINING ROOM Modern and sleek shaker style kitchen with a range of matching wall and base units. Roll top work surface with inset double stainless steel sink unit and drainer. Space and plumbing for dishwasher, washing machine, space for fridge freezer and gas range cooker. Extractor hood over cooker, upvc windows to the front and rear with upvc door to the rear lobby. Dining table area. Tile effect flooring and radiator.

REAR LOBBY Upvc doors to the side (which takes you round to the front of the house) & upvc door to the back

garden. Doors into WC and shower room.

WC Low level WC.

SHOWER ROOM Tiled shower cubicle and wash hand basin.

LANDING A 22 ft landing which gives a pleasant feeling of space but also provides areas of storage or space for a study desk. Two upvc windows to the front, linen cupboard and doors into rooms.

BEDROOM 1 Upvc window to the rear, two built in wardrobes and radiator.

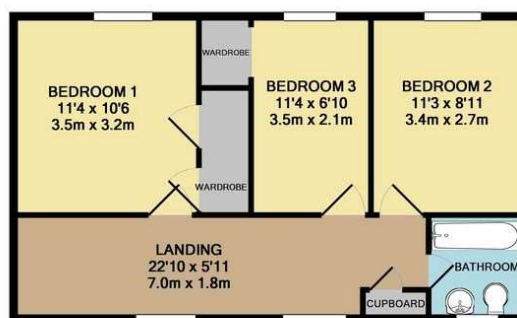
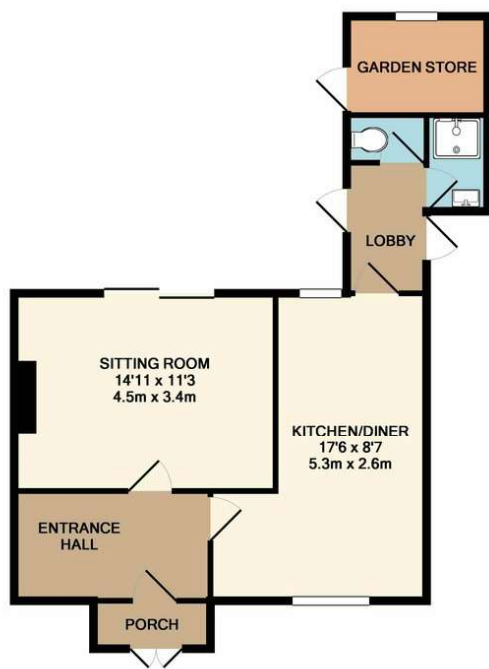
BEDROOM 2 Upvc window to the rear and radiator.

BEDROOM 3 Upvc window to the rear, built in wardrobe and radiator.

BATHROOM Modern matching white bathroom suite comprising of ;low level WC, pedestal wash hand basin and panelled bath with thermostatic shower over. Shower screen, part tiled walls, heated chrome towel rail and upvc obscure glazed window.

GARDEN The rear garden measures approximately 60 ft long x 23 ft wide. Adjacent to the property and leading out from the sliding doors of the sitting room there is an area of patio. This provides a pleasant area to sit out and enjoy the afternoon sun. There is access to an outside garden store/workshop (which other houses have incorporated into the main accommodation) and steps leading up to the remainder of the garden, which is mainly laid to lawn over a few levels with sleepers. The garden is enclosed by mature trees, shrubs and hedging.





Contact Details

9 Moorland Road
Oldfield Park
Bath
Avon
BA2 3PL

W: www.madisonoakley.co.uk

E: info@madisonoakley.co.uk

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