



21 Oldfield Road, Bath, BA2 3NF

£450,000

Glorious views to front and rear, 1157sqft of solid Edwardian space, a 50ft+ rear garden and plenty of potential to adapt or expand. This two storey terrace has been a much loved home for our clients family for almost seven decades and offers spacious accommodation comprising of; sitting room, dining room, breakfast room, kitchen, utility, W.C, three double bedrooms and shower room. Well maintained with double glazing and GCH but now ready for updating and extending to suit current tastes. A superbly convenient location halfway between Bear Flat and Moorland Rd. No chain. Sole Agents

- 1157sqft
- Three double bedrooms
- Three receptions
- 53ft x 15ft gardens
- No chain



Property Description

AGENTS NOTES The property is exactly equidistant from both Bear Flat and Moorland Road (0.3miles), giving you a great choice of local shopping & amenities. There is a bus route directly outside and Oldfield station is within half a mile. The city centre is a 1.1mile walk down the Holloway.

During the late 1800s, this section of Oldfield Road ended at the Oldfield Nursery and served only the large villas from St Georges Lodge down to The Ferns. The northern side of the road remained as fields, barring a tennis lawn at the intersection of Oldfield Rd and Junction Rd. By 1904, building had started on the first section of Junction Road plus King Edward Rd, First and Second Avenues but it took until 1910 for the final houses on Oldfield Rd to be completed. By the following year, these homes had the following residents;

19 - Charles Roberts (engineer)

20 - Thomas Dawson

21 - James Marsh (engineer)

22 - Thomas Trew & Mrs Trew (certificated nurse)

23 - J R Edwards

ENTRANCE HALLS Double glazed top lit front door, corniced ceiling, part glazed internal door, radiator, ceiling rose, stairs to first floor.

SITTING ROOM Double glazed bay front window, radiator, picture rail, coved ceiling, ceiling rose, archway to dining room.

DINING ROOM Double glazed door to rear garden, radiator, picture rail, ceiling rose.

BREAKFAST ROOM Understairs storage cupboard, radiator, double glazed side window, range of base and wall units, archway to kitchen.

KITCHEN Double glazed side window, range of base and wall units with inset sink/drain, gas cooker point with hood over, part tiled walls, part glazed sliding doors to utility.

UTILITY ROOM Double glazed rear door to gardens, double glazed rear window, plumbing for washing machine, base unit with shelving above.

WC Double glazed rear window, radiator, high level W.C.

LANDING Loft access, original linen cupboard.

BEDROOM 1 Double glazed front bay window, additional double glazed front window, alcove wardrobes, radiator.

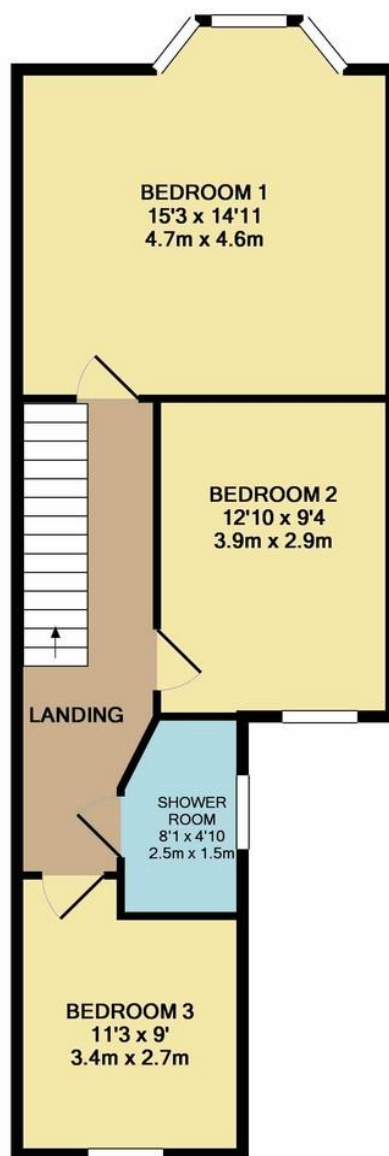
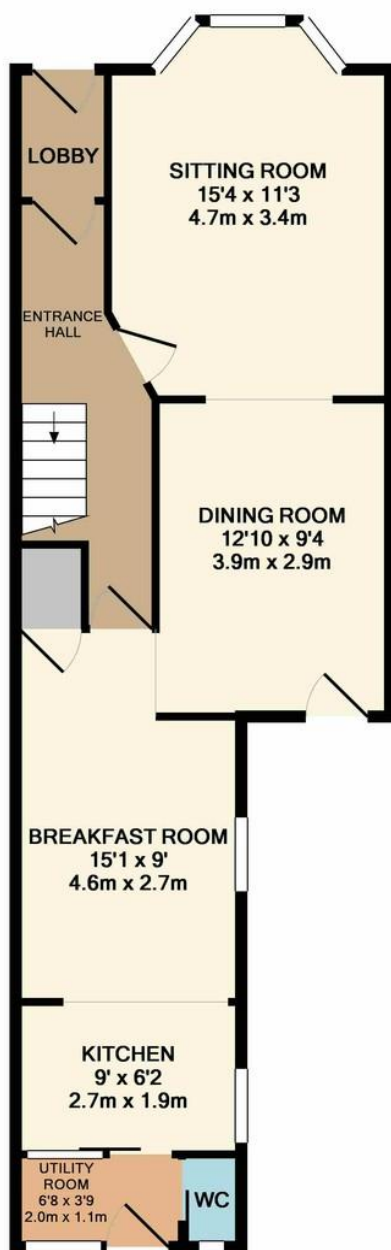
BEDROOM 2 Double glazed rear window, radiator, alcove wardrobes (one housing Worcester gas combination boiler), coved ceiling, fitted cupboards/bedside units.

SHOWER ROOM Double glazed side window, low level W.C, radiator, handbasin inset into vanity unit, double shower cubicle, extractor fan.

BEDROOM 3 Double glazed rear window, radiator, alcove cupboard, coved ceiling.

REAR GARDENS 53ft x 15ft - Paved sun terrace adjacent to rear of property, with steps leading down to lawns and further rear patio area. Workshop and gated access to rear. Fences and walls to side and rear.





1ST FLOOR
APPROX. FLOOR
AREA 562 SQ.FT.
(52.2 SQ.M.)
TOTAL APPROX. FLOOR AREA 1157 SQ.FT. (107.5 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2019

Contact Details

9 Moorland Road
Oldfield Park
Bath
Avon
BA2 3PL

W: www.madisonoakley.co.uk

E: info@madisonoakley.co.uk

T: 01225 829040

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