



**41 Coronation Avenue, Oldfield Park, Bath,
BA2 2JU**

£325,000

Enjoying open views to rear over the allotments towards the Abbey, a 78ft x 15ft garden and even a garage, this no chain 884sqft Edwardian end terrace offers solid and substantial accommodation over two floors. Owned by the same family since WWII and requiring updating in places but plenty of potential to expand and create a top notch home in a convenient spot for Moorland Rd amenities. Two separate original receptions and rear kitchen on the ground floor. Upstairs, you'll find two double bedrooms and a three piece bathroom. Lengthy enclosed rear gardens lead to a detached prefab garage backing onto the rear access lane. Double glazing in situ. Sole Agents

- 884sqft
- Long garden
- Garage
- Backing onto allotments
- No chain



Property Description

LOBBY & ENTRANCE HALL Double glazed front door, coved ceiling, part glazed internal door, storage heater, meters/fuseboard, stairs to first floor.

SITTING ROOM Two double glazed front windows, storage heater.

DINING ROOM Double glazed rear window, storage heater, fireplace with alcove surrounds.

KITCHEN Double glazed rear and side windows, double glazed door to gardens, understairs larder cupboard, storage heater, base units including single drainer sink, cooker point, plumbing for washing machine.

LANDING Loft access.

BEDROOM 1 Two double glazed front windows, storage heater, original alcove wardrobe.

BEDROOM 2 Double glazed rear window, storage heater.

BATHROOM Double glazed rear window, low level W.C, pedestal basin, panelled bath with electric shower over, linen cupboard housing Sadia water heater.

REAR GARDENS 78ft x 15ft - southeast facing
Side return with access to old outside W.C (now storage with tap and light). Patio with gated side access to lane, lawn, flower beds and borders. Vegetable/fruit patch, hedges and fences to sides.

GARAGE & PARKING Elderly single detached prefab garage with double timber doors to rear. Internal measurements 17ft7 x 7ft7
Grassed area to rear of garage with space to park one small vehicle adjacent to rear lane.

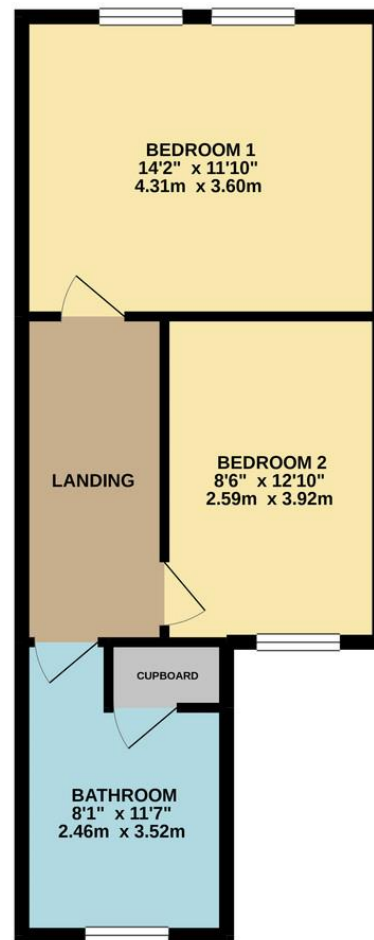
AGENTS NOTES The first occupier of this property was listed in 1905 as Alfred T Doyle, who lived at the property until at least the early 1920s. His profession was noted as Inspector for the P.C.A. He was joined at the property by the next resident, Henry Hiscott, around 1916. Mr Hiscott was a man of many professions - originally a baker & grocer from Angel Place on the Wells Road but later becoming a maltster and contractor. He initially moved to No39 Coronation Avenue in 1905 and then occupied this property. By the late 1920's, Mr Hiscott was running a furniture dealership and secondhand store from the house. The current clients family purchased the property just before WWII and converted the shopfront back to a residential facade.



GROUND FLOOR
442 sq.ft. (41.1 sq.m.) approx.



1ST FLOOR
442 sq.ft. (41.1 sq.m.) approx.



TOTAL FLOOR AREA : 884 sq.ft. (82.1 sq.m.) approx.

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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Tenure

Freehold

Council Tax Band

C

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