





## At a glance:

- 4 bedrooms
- Situated in popular Oldfield Park
- Close to Moorfields Road amenities
- Period features throughout
- Garage
- Gas Central Heating
- Garden



This large VICTORIAN 4 bedroom terrace house is situated in a much SOUGHT-AFTER position in OLDFIELD PARK, it's in need of some updating but offers great potential.

Energy Efficiency Rating D.



## Full Description:

This 4 bedroom family home, although needs some cosmetic work, retains lots of its original character and features including some beautiful stained glass windows, fireplaces and coricing.

Arranged over 3 floors, the house is entered through the front door into a small entrance porch where you will find a stained glass door that leads into a generous hallway. There are two principle reception rooms, a sitting room to the front with original fireplace and a large bay window and a dining room at the rear of the house.

The dining room has a single window that overlooks the garden, a brick inlaid fireplace, a display cabinet and two storage cupboards. Leading out from here through a glazed door to the kitchen which offers a range of storage units, gas hob, electric oven and extractor hood and space for a large fridge, washing machine and tumble dryer.



The garden is partially laid to patio with some shrubbery, it is tiered and a path leads up to a single garage with gated access to the rear lane. There is an outside toilet where you can also find the boiler.

On the first floor, there are three bedrooms and a family bathroom. The bathroom consists of toilet, sink, bath and overhead shower. Two of the bedrooms are double with the front room spanning the width of the property. One is



Approx. Gross Internal Floor Area: 1,420 Sq. Ft. / 132 Sq. M  
Includes Conservatories and attached Garages  
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a single with a rear aspect, two of the rooms contain period fireplaces.

An additional flight of stairs leads to attic level where there is a wonderful bedroom conversion. This double room is perfect for guests, children or as an excellent 'out-of-the-way' home office.

**LOCATION**

Second Avenue occupies a highly popular position on the upper slopes of Oldfield Park. It boasts proximity to the excellent Bear Flat and Moorland Road shopping parades and good access to the City Centre. The property enjoys walkable access to Linear Park and nearby play parks.

Nearby schools include St John's and Moorlands Primary Schools, Hayesfield and Beechen Cliff Secondary Schools. There are a number of doctors and dental surgeries on hand. Oldfield Park railway station which connects to Bristol and Bath Spa, is also accessible.

**Specification:**

Measurements - All dimensions are approximate. Fixtures, Fittings & Appliances - The mention of any appliances, fixtures, fittings &/or appliances does not imply they are in full efficient working order. Internal Photographs - Items shown in photographs are not included unless specifically mentioned within the details. They may be available by separate negotiation.

**Disclaimer:**

Drawings/Sketches/Floor Plans - For general guidance only and is not to scale. General Disclaimer - Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed.

- a. 1 Hayes Place, Bath, BA2 4QW
- e. sales@bathstoneproperty.com