





### At a glance:

- Three bedrooms
- Semi detached
- Period features
- Off road parking for up to 4 cars
- Three reception rooms
- Front, side and rear gardens
- Gas central heating
- Loft area



An extended Victorian semi-detached house with three reception rooms, three bedrooms, loft room (with restricted head height), southerly garden and parking. Beautifully presented, there are lovely period features combined with contemporary styling all of which adds up to a fantastic home!

Energy Efficiency Rating D.



## Full Description:

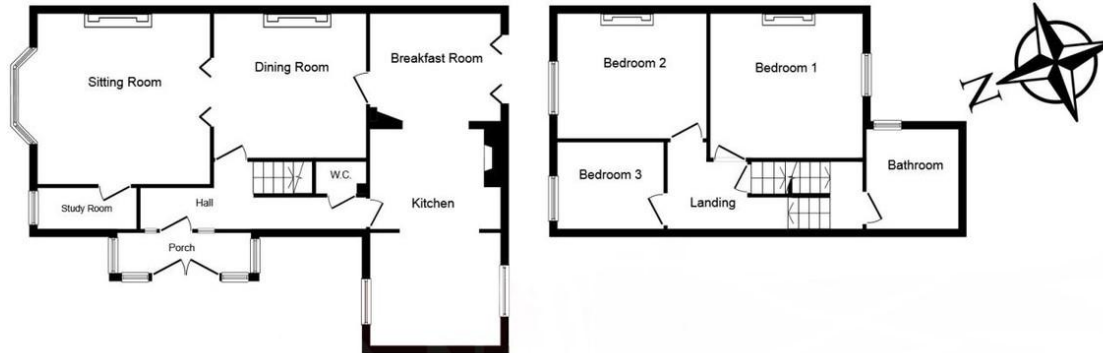
Built around 1880, this Victorian semi-detached home is beautifully presented, offering a blend of period charm and contemporary living. Both the living room and dining room have feature stone fireplaces, with bi-fold doors separating the rooms.

A rear extension has created a 19'3 long kitchen with an arch opening to a breakfast room with roof lantern and glazed bi-fold doors to the southerly garden. A split landing gives the option of heading to the modern bathroom with a roll top bath and separate shower cubicle, or to the bedrooms.

The two double bedrooms have period fireplaces and there is a further single bedroom. Stairs lead up again to the loft room, which has it's own door but does have restricted head height throughout. Externally, the rear garden is mainly laid to lawn along with an 11'11 by 11'10 decked area to the side, perfect for those summer barbeques.

The final piece of the picture is off-street parking for several cars. A lovely home!





**Second Floor**

Newbridge Road, Bath, BA1

Total floor area 140.0 sq. m. (1,507 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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## LOCATION

The house occupies a sought-after location on the city's Western outskirts. It is close to excellent shops and amenities in Chelsea Road, Newbridge Primary and Oldfield Schools, the Royal United Hospital, the Boathouse and Marina.

It is well served by frequent buses to the centre of Bath (about 1½ miles away), is within walking distance of Oldfield Park Railway Station and offers easy access to the M4 without having to cross the city.

## 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.

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