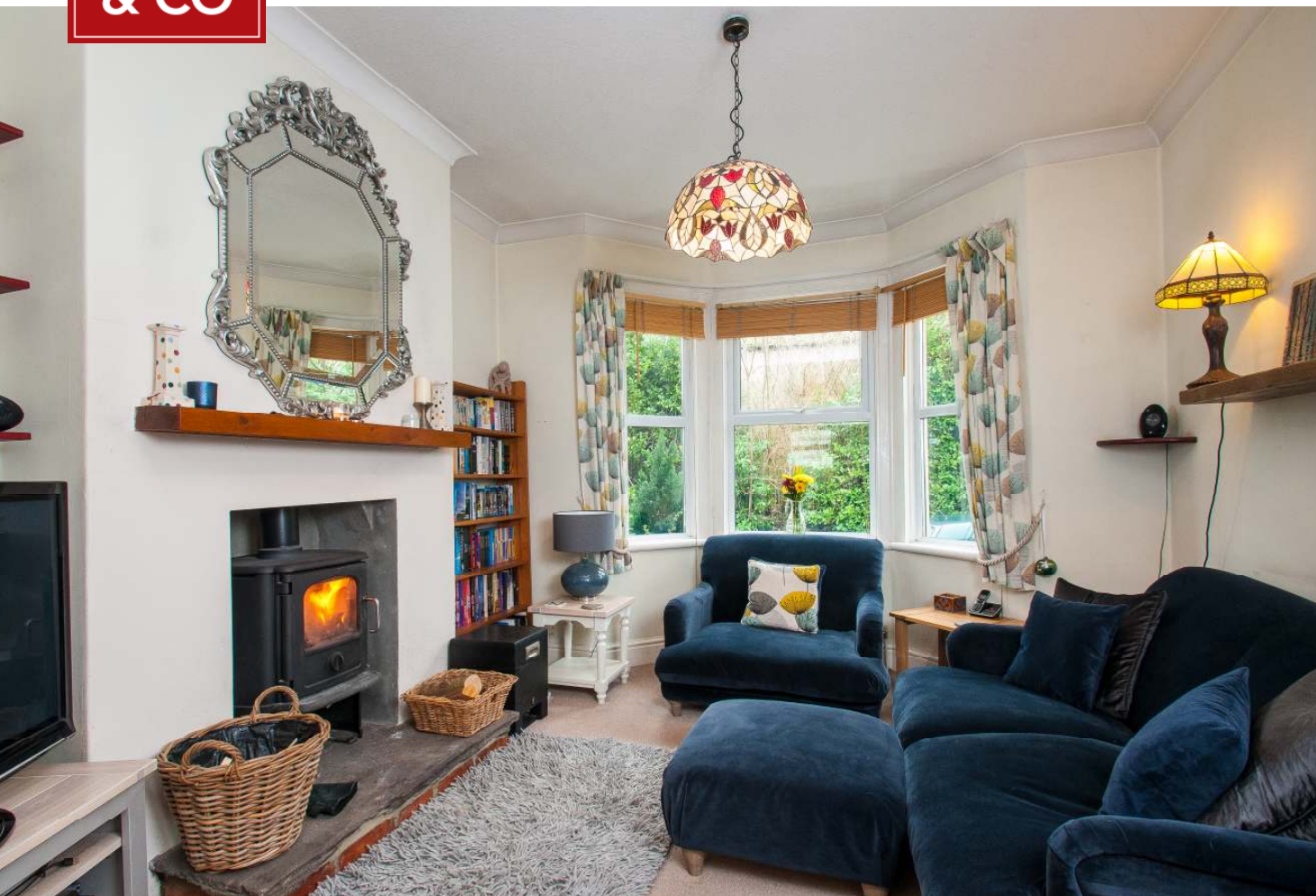




**NASH
& CO**

Osborne Road
Newbridge | Bath



Summary

A classic, bay-fronted, Victorian property located in this popular part of Newbridge. Situated on a quiet one-way street, close to some excellent local amenities this family house has well-balanced accommodation over 3 levels. The property includes: 4 bedrooms, open plan ground floor reception rooms with log burner and period features, fully fitted kitchen, family bathroom to the ground floor, cloakroom on the first floor, en suite shower room to the master bedroom, east facing back garden with useful rear access, and small front garden. A lovely family home ready for its next owners.

Location

Osborne Road is located to the western side of Bath, the property has easy access to Royal Victoria Park, is in proximity to good local shops and amenities on Chelsea Road and Newbridge Road. These include: bakery, Post Office, delicatessen, café, hairdressers, and hardware store amongst others. A chemist and doctor's surgery are also located on Newbridge Hill. Nearby schools include: Newbridge Primary School, Hayesfield Girls School and Oldfield Academy. Independent schools King Edwards, Kingswood and the Royal High are all a short drive away. Osborne Road also has great access to the A4, and the M4 at junction 18 is only a 20-minute drive north of the Bath. The nearby Locksbrook Inn is a great place for food, and Electric Bear Brewing Co. run a taproom from their property close by. The Bristol and Bath Railway Cycle Path is moments away at the bottom of the road, this runs along beside the Western Cut Canal and the River Avon.



- Bay-fronted Victorian property
- Open-plan ground floor reception rooms
- 4 bedrooms
- Beautiful period features

- Close to local schools & amenities
- en suite to master bedroom
- Log burner
- Good sized rear garden

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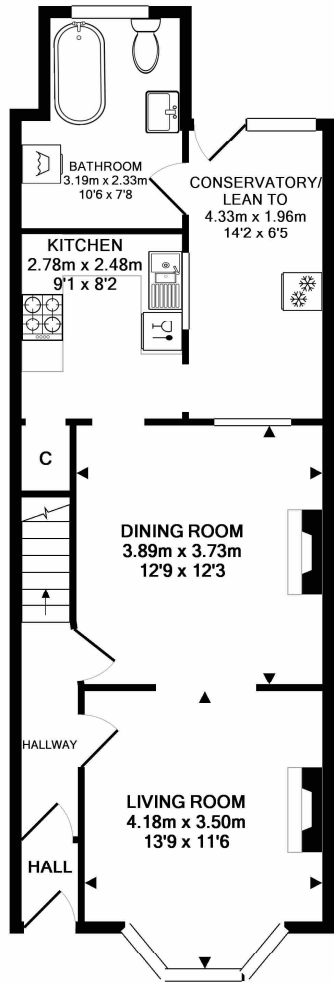


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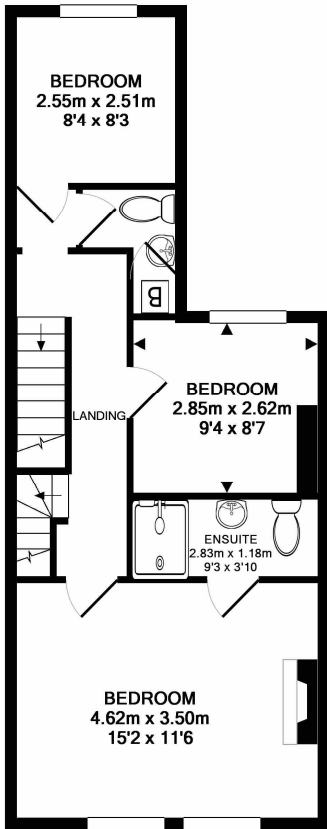
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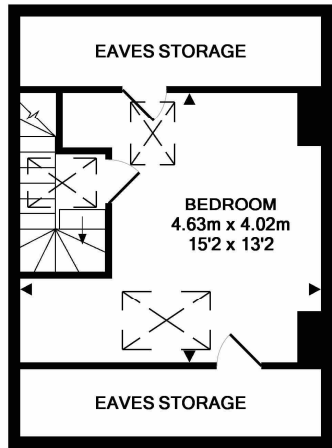
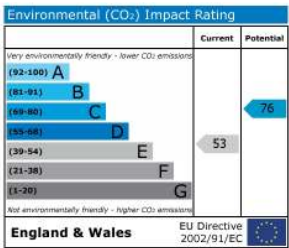
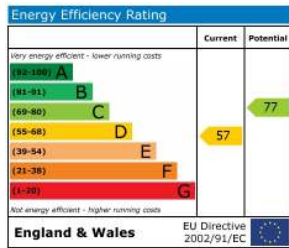
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GROUND FLOOR
APPROX. FLOOR
AREA 58.0 SQ.M.
(624 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 44.2 SQ.M.
(476 SQ.FT.)



2ND FLOOR
APPROX. FLOOR
AREA 28.1 SQ.M.
(303 SQ.FT.)

TOTAL APPROX. FLOOR AREA 130.3 SQ.M. (1403 SQ.FT.)

Nash & Co is a trading name of Nash & Co (Bath) Ltd, a company registered in England & Wales under registration number 09405604 with its registered office at Stoke Hill House, 10 Warminster Road, Limply Stoke, Bath BA2 7GL.

Agents Note: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute an offer of contract or part thereof. For your information, the agent has not tested any apparatus, equipment, fixtures and fittings or services, so cannot verify they are in working order. A buyer is advised to obtain verification from the solicitor or surveyor. Please note that measurements are approximate only.