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8 Ivy Avenue, Bath, Bath, BA2 1AL

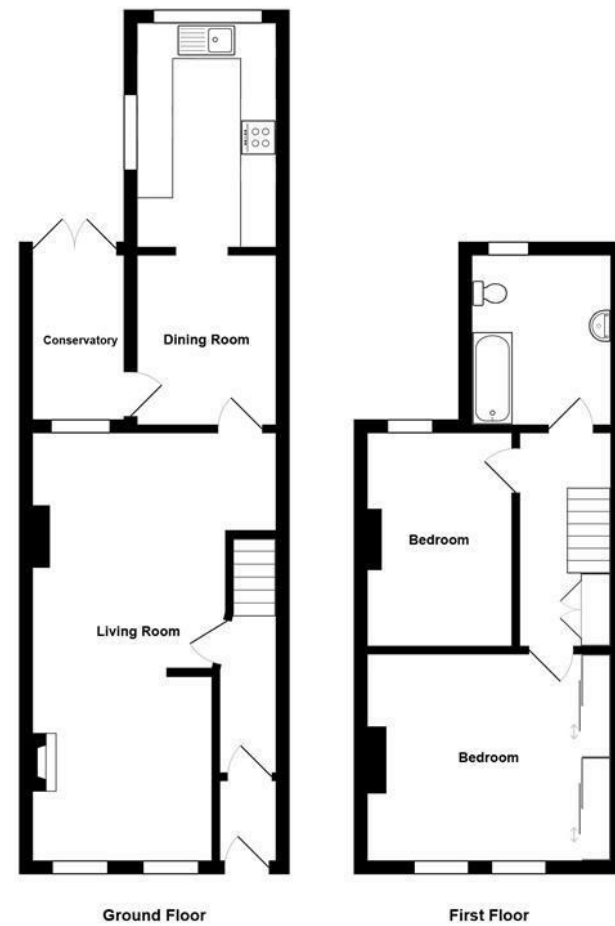
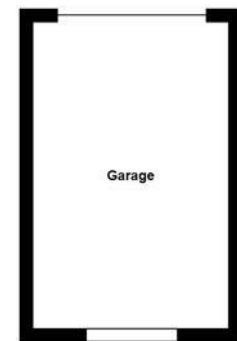


£375,000

A well cared for period property which has been in the current ownership for 60 years. This is a beautifully presented terrace home in a quiet yet convenient spot on the southern edge of Oldfield Park.

- Open plan lounge diner
- Tiered rear garden with a patio area
- Garage to the rear
- Bathroom upstairs
- Well presented home
- 1.5 miles to Bath City centre
- 0.6 miles to Oldfield Park train station

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Ground Floor First Floor

Total Area: 91.8 m<sup>2</sup> ... 988 ft<sup>2</sup>  
All measurements are approximate and for display purposes only.

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## 8 Ivy Avenue, Bath, Bath, BA2 1AL

Welcome to Ivy Avenue, Bath - a charming location for this delightful terraced period house. This property boasts 2 reception rooms, 2 bedrooms, and 1 bathroom, offering a cosy yet spacious living arrangement.

As you step inside, you are greeted by a hallway which leads to a generously sized lounge diner, perfect for entertaining guests or simply relaxing with your loved ones. The well presented rear garden provides a lovely outdoor space for enjoying a morning coffee or hosting a summer barbecue.

Convenience is key with parking available via a garage located at the rear of the garden, providing ample storage space or a secure spot for your car. Additionally, being just 0.6 miles away from Oldfield Park train station, commuting or exploring the surrounding areas couldn't be easier.

Don't miss out on the opportunity to own this charming terraced home in a sought-after location.

In fuller details the accommodation comprises (all measurements are approximate):

### GROUND FLOOR

#### ENTRANCE VESTIBULE 1.42 x 0.93 (4'7" x 3'0")

Entry via frosted glass panel door. Corniced ceiling. Laminate flooring. Wood tongue and groove panelling up to a dado rail. Glass panel door into

#### HALLWAY 3.07 x 0.93 (10'0" x 3'0")

Corniced ceiling. Wood tongue and groove panelling up to a dado rail. Victorian hallway arch. Laminate flooring. Phone point. Radiator. Staircase to the first floor.

#### SITTING AREA 3.55 x 3.19 (11'7" x 10'5")

Two double glazed windows with front aspect. Corniced ceiling. Gas fireplace with marble hearth and backing, wood surround and mantle. Radiator. Open to

#### DINING AREA 3.77 x 4.21 max (12'4" x 13'9" max)

Double glazed window. Radiator. Door to the hallway and a further door leads to the Breakfast room.

#### BREAKFAST ROOM 2.79 x 2.37 (9'1" x 7'9")

Double glazed window. Dado rail. Radiator. Open to the kitchen. Door to the lean to conservatory.

#### KITCHEN 3.59 x 2.31 (11'9" x 7'6")

Double glazed window to rear and side. Range of wood base unit comprising cupboards and draws with laminate worktops over and an inset sink with drainer. Range of wall storage cupboards one with a glass front for presentation. Part tiled walls. Wood tongue and groove ceiling. Space for fridge freezer and washing machine. Built in electric oven and hob. Cupboard housing Worcester combi boiler.

#### LEAN TO CONSERVATORY 2.83 x 1.74 (9'3" x 5'8")

Perspex roof. Double glazed window. Dado rail. Double glazed door leads to the garden.

### FIRST FLOOR

### LANDING

Loft access. Painted metal railings. Dado rail. Store cupboard.

#### BEDROOM 3.56 x 4.27 into wardrobe (11'8" x 14'0" into wardrobe)

Two double glazed windows. Radiator. Built in wardrobe with sliding mirror doors.

#### BEDROOM 3.75 x 2.58 (12'3" x 8'5")

Double glazed window with rear aspect. Radiator.

#### BATHROOM 2.83 x 2.36 (9'3" x 7'8")

Entry via frosted glass panel door. Double glazed frosted window with rear aspect. Panel bath with shower over. Vanity sink with cupboard below and matching toilet. Part tiled walls. Radiator. Vinyl flooring.

### OUTSIDE

#### FRONT GARDEN

Low level wall to front front and side with metal gated access. Laid to patio slabs with a central flowerbed and a further raised flowerbed to the side.

#### REAR GARDEN

A path the full length of the garden provides access to the property. A well designed garden which is tiered giving distinctive zones including a patio area which leads up to 2 separate stone chipped areas. Beyond this is a Greenhouse, shed with power and vegetable patch.

#### GARAGE

To the rear of the garden is a detached garage with power.

#### TENURE

Freehold

Subject to a rent charge £2.10 per year

#### COUNCIL TAX

According to the Valuation Office Agency website, [cti.voa.gov.uk](http://cti.voa.gov.uk) the present Council Tax Band for the property is C. Please note that change of ownership is a 'relevant transaction' that can lead to the review of the existing council tax banding assessment.

#### ADDITIONAL INFORMATION

Local authority. Bath and North East Somerset Services. Gas. Electric. Mains water and sewerage. Broadband. 1000mps source Ofcom. Mobile phone EE 02 Three Vodaphone Likely

