



**NASH
& CO**

Rosslyn Road
Newbridge | Bath



Summary

A fantastic opportunity to acquire this 1930s semi-detached family home offered for sale with no onward chain. The property would benefit from updating throughout. There is great potential to convert the loft and to the rear (STPP). There is off-street driveway parking for several vehicles. The sunny rear garden has a desirable west facing aspect. Accommodation comprises – entrance porch; large bay-fronted sitting room, dining room with sliding door to the rear garden, kitchen, small rear extension with storeroom and downstairs WC; upstairs there are 3 bedrooms and a family bathroom.

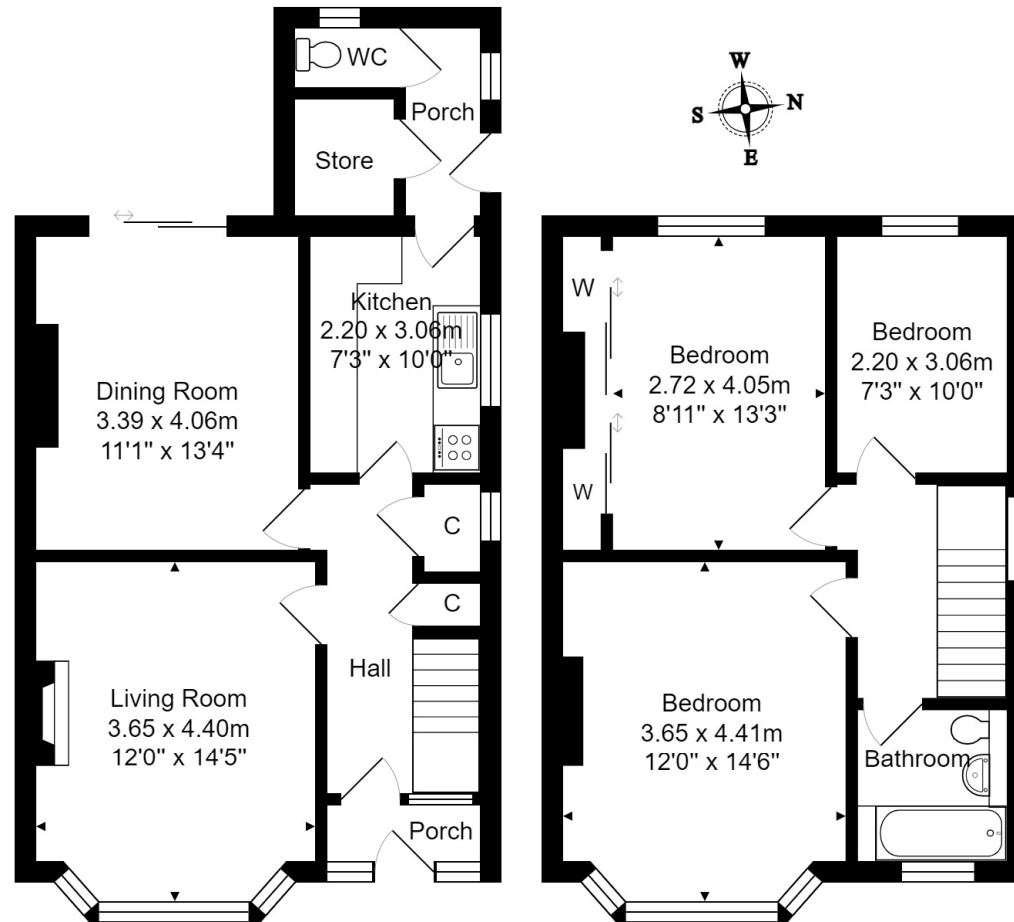
Location

Rossllyn Road is very desirable location within the Newbridge area of Bath, approx. 1.5 miles west of the city centre. Conveniently positioned near the shops and amenities of Chelsea Road, which include (amongst others) – Spar, convenience store, restaurants, Italian deli, café, bakery, hairdressers, dentist and hardware store. There is also Marks & Spencer Foodhall, Lidl supermarket and Tesco Express close by. Other local amenities include chemist and doctors' surgery on Newbridge Hill. The Royal United Hospital and beautiful Royal Victoria Park are a short walk away. The river Avon foot/cycle path provides a very pleasant route to the city centre or out to nearby countryside. There is great access to the A4 for Bristol and M4 at junction 18 (via Lansdown Lane). Oldfield Park train station is within walking distance.



- No onward chain
- 3 bedroom semi-detached family home
- West facing rear garden
- Driveway parking for several cars

- Would benefit from updating throughout
- Scope to extend to the rear and into the loft (STPP)
- Close to Chelsea Road shops and cafes
- Desirable location
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Ground Floor
Area: 54.4 m² ... 586 ft²

First Floor
Area: 47.9 m² ... 516 ft²

Total Area: 102.3 m² ... 1101 ft²

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 purely for illustrative purposes only and should be used as such by any prospective purchaser.

Area includes internal and external wall thickness

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