



**NASH
& CO**

Apsley Road
Newbridge | Bath



Summary

Offered for sale with no onward chain. An extended 1920s property in the desirable Newbridge area of Bath. This well-balanced semi-detached home offers generous living space over 3 levels. The property comprises – useful front entrance porch; large bay-fronted living room with period character; generous dining room; kitchen/breakfast room; conservatory opening to rear patio; 4 bedrooms; family bathroom; additional shower room and downstairs WC. The property benefits from generous driveway parking, large lawned front garden and large rear garden with patio. A superb family home in an excellent location. Viewing advised.

Location

Apsley Road is a residential location on the northwest side of the World Heritage City of Bath. The property is accessible to local shops and amenities on Chelsea Road including - bakery, Post Office, convenience store, Italian deli, cafés, hairdressers and hardware store, amongst others. Other local amenities include chemist and doctors' surgery on nearby Newbridge Hill, whilst the RUH is also located close by. The nearby riverside foot/cycle path leads both into the city centre and westward to Bristol Local schools include Newbridge Primary School, St Mary's RC School and Oldfield Academy. Kingswood, Royal High and King Edwards independent schools are all a drive away. The property is within 1½ miles of Oldfield Park station, whilst also benefitting from easy access to the A4 for Bristol and M4 Motorway at junction 18.



- 1920s semi-detached property
- 4 bedrooms
- Popular Newbridge location
- Generous driveway parking
- Large rear garden and large front garden

- Kitchen/breakfast room
- Large bay fronted living room with period character
- Loft conversion with separate shower room
- Close to selection of schools
- Close to local amenities on Chelsea Road

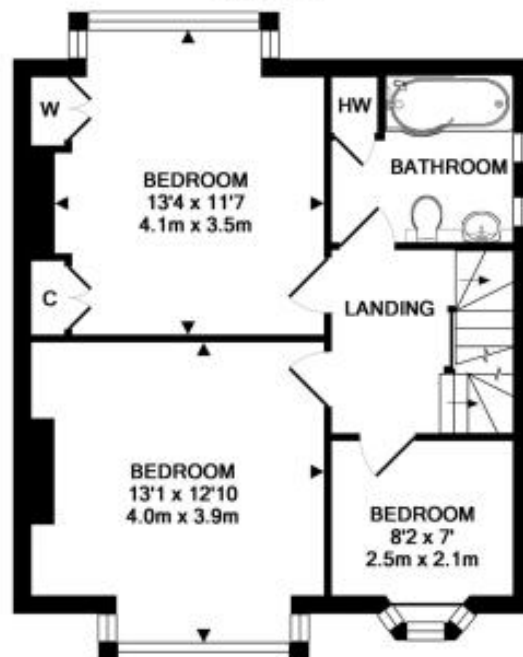
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TOP FLOOR
APPROX. FLOOR
AREA 24.2 SQ.M.
(260 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 46.0 SQ.M.
(495 SQ.FT.)

TOTAL APPROX. FLOOR AREA 137.9 SQ.M. (1484 SQ.FT.)

The floor plan is provided in good faith and believed to be accurate, but location and sizes of rooms, doors and windows are provided for guidance only and as such should not be relied upon. If any aspect of the plan is important to you, please contact our office.
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GROUND FLOOR
APPROX. FLOOR
AREA 67.8 SQ.M.
(729 SQ.FT.)

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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 39 Oolite Road, Bath, BA2 2UU.

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.