



45 First Avenue, Oldfield Park  
Bath. BA2 3NW

Asking Price: £695,000



3 Bedrooms



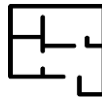
Bathroom, shower room and cloakroom



Generous westerly facing gardens.



Resident's permit parking



1626 Sq. ft. / 151 Sq. m.

### The Property

- Beautifully presented, immaculate period family home
- Lovely, lower-ground floor kitchen/dining room
- 3 bedrooms and 3 storeys of accommodation
- Generous, westerly-facing rear gardens.
- Planning Permission in place for attic bedroom conversion to include ensuite and large dormer window

### The Location

- Very sought-after, leafy avenue on the upper slopes of Oldfield Park
- Just 0.3 miles to Two Tunnels Cycle Path.
- Good access to Bear Flat and Moorland Road shops
- Accessible to Hayesfield, Beechen Cliff, Moorlands and St Johns Schools
- 0.5-mile walk to Oldfield Park Station
- 1-mile walk to Bath Spa Station





**The Property:** First Avenue is a highly desirable location, enviosly situated on the upper slopes of Oldfield Park just minutes from Bear Flat and just 1 mile walk from the city of Bath.

Our property benefits from uPVC double glazed sash windows, a luxury bathroom and a rear and side extended lower ground floor conversion to create the sparkling kitchen/dining room straight onto the garden.

**Ground Floor:** The property begins with the entrance vestibule and hallway. From here, the sitting room features a splayed bay window, slate and cast-iron fireplace and attractive décor. Alongside, the study is fitted with a built-in dresser and miniature cast-iron stove. Being next to the bathroom makes it ideal to use as a 4<sup>th</sup> bedroom.

Finally, the rear ground floor room is now fitted as a stunning family bathroom. Generous in size, it features a claw foot bath and a large shower cubicle as well as a WC and handbasin. There is also a cupboard housing the Worcester GCH boiler.

**Lower Ground Floor:** The current owners wanted their kitchen/diner to flow straight to the Westerly facing garden and so converted this lower level to create a stunning area for family mealtimes. Here, there is a utility room (with stainless steel sink and washing machine), a snug seating area for a small settee and the kitchen and dining area.

The kitchen comprises a selection of blue, shaker-style units with colonial white granite worktops and slate flooring.





Appliances include a Rangemaster Classic Deluxe range-cooker (with hood over), and integral dishwasher as well as space for a large fridge freezer. There is also underfloor heating, spotlighting and Belfast sink. There is good space for a dining table, and bi-fold doors leading to the lovely garden.

**First Floor:** Upstairs, the long landing opens to 3 bedrooms and shower room. Bedroom 1 is a very large double room with attractive outlook along the avenue, whilst bedrooms 2 and 3 are a double and single room, respectively. There is also a stylish shower room with additional WC and handbasin on this floor.

**Outside:** The front outdoor space is an established herb garden under a flowering Cherry tree and is bordered by low stone walling.

To the rear the attractive garden is long and Westery facing, enclosed with wood fencing. It begins with a patio seating area and continues over the long lawn (bordered with hardy perennials and grasses) to a more secluded rear seating area with bark chippings, silver birch tree and decorative metal arch and panels (with espalier pear trees). The rear gateway leads to the vehicular access lane behind.

**Directions:** From the Churchill Bridge Roundabout take the A367 Wellsway towards Bear Flat and turn second right into Oldfield Road. Bend to the left and take the second left onto First Avenue where the property is midway along the right-hand side.





**Approx. Gross Internal Floor Area 1626 sq. ft / 151.14 sq. m**

Whilst every attempt is made to ensure the accuracy of this plan, depiction and measurements of rooms, doors, windows, compass points and other items are approximate and no responsibility is taken for any error.

This plan is for illustrative purposes only and is not drawn to scale.

Produced by Elements Property

**Disclaimer:** The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property – they may be available by separate negotiation. These Sales Particulars are for general guidance and complete accuracy cannot be guaranteed and they do not constitute a contract or part of any contract.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



