



Second Avenue, Bath
£575,000





17 Second Avenue

Bath, Somerset, BA2 3NN

A Beautifully Presented Period Terraced Property in Popular Oldfield Park, Just Minutes' Walk From Moorland Shops & Railway Station. Hall, Sitting Room, Dining Room, Open Plan Kitchen/Breakfast Room, Four Bedrooms (One With En-suite), Gardens, Off Street Parking.

- Period Terraced House Over Three Levels
- Second Floor Guest Room With Ensuite
- Ground Floor Cloakroom
- Kitchen/Breakfast Room With Appliances
- Three Further Bedrooms
- Parking Space To The Rear
- Sitting/Dining Room
- Family Bathroom
- Gas Central Heating & Double Glazing



The Property

The property sits within a Edwardian terrace offering accommodation across three floors. The ground floor has two reception rooms which have been opened to create a great family living space.

The kitchen/breakfast room has been extended to create a full width room fitted with contemporary units and a range cooker with French doors opening out onto the deck and onward to the rear garden.

On the first floor the master bedroom is at the front and occupies the width of the property. There are two further bedrooms and family bathroom with white suite on this level. The second floor comprises a guest suite with Velux roof lights, eaves storage and en-suite bathroom.

Externally there is a level and private garden to the rear. The garden is low maintenance with large sun deck, lawn fenced to the boundaries with rear pedestrian access leading to the parking space.

The Situation

Second Avenue is conveniently located between Oldfield Park with its many amenities, Bear Flat & within 1.1 miles of Bath Spa train station. Local amenities on Bear Flat include a Co-op supermarket, pharmacy, Italian deli, restaurants, a family orientated pub. Also just around the corner is a recently refurbished gastro pub The Moorfields Inn serving coffees, breakfast, lunch and dinners.

Schools include Beechen Cliff and Hayesfield secondary schools and St Johns primary. Linear Park and the Two Tunnels Sustrans cycle network is within 0.8 miles of the property.

Entrance Porch

Double glazed front door with fan light above, dado rail, part glazed door.

Entrance Hall

Stairs to first floor, feature radiator, engineered oak flooring.

Cloakroom

Low level WC, wall mounted wash hand basin with, extractor fan.

Sitting Room

Double glazed bay window, picture rail, square arch to: -

Dining Room

Door to hallway, feature radiator, opening to: -

Kitchen/Breakfast Room

Large light and airy room with two velux roof lights and French doors to the garden, white gloss contemporary units comprising 1 ½ bowl stainless steel sink unit with mixer tap set in wooden work surface with cupboards under, adjacent work surface with cupboards & drawers under, integral dishwasher, plumbing for washing machine, range cooker with stainless steel cooker hood over, eye level wall units, wall mounted gas boiler, space for fridge/freezer, wooden flooring, space for table and chairs.

First Floor Landing

Stairs to second floor.

Bedroom One

Two double glazed windows to the front, cast iron fireplace with tiled inset, a range of built-in wardrobes, picture rail.

Bedroom Three

Double glazed window to rear, cast iron fireplace, built-in wardrobes.

Bedroom Four

Double glazed window to rear.

Family Bathroom

“P” shaped bath with tiled surround and showerhead over, pedestal wash hand basin with tiled splash back, low level wc, double glazed window, chrome ladder radiator, extractor fan.

Second Floor Landing

Velux roof light.

Bedroom Two

Three Velux roof lights, eaves storage, door to: -

En-Suite

Paneled bath with tiled surround, wash hand basin, low level wc, Velux roof light.

Outside

To the front of the property is a small enclosed garden with borders and path leading to the front door.

At the rear you will find a private enclosed south west facing garden with raised sun deck, patio, lawn, outside light, outside tap, outside electric socket, fenced to the boundaries. Rear pedestrian access to the off street parking spaces.





Approximate Gross Internal Area = 135.2 sq m / 1455 sq ft
(Excluding Eaves)



Ground Floor

First Floor

Second Floor

These plans are prepared in accordance with the guidelines as set out by the RICS Code of Measuring Practice. Whilst every attempt has been made to ensure accuracy, all measurements should be treated as approximate and as such are for illustrative purposes only. Not to Scale. Photography | Video Tours | Floor Plans | Energy Performance Certificates | Design | Print | www.roomcpm.com | © Room - Creative Property Marketing Ltd 2021

Agents Notes

If any issue such as location, condition, specific access requirements, communications, proximity to amenities or transport hubs are of material importance to your decision to view then please discuss these priorities with our friendly team before making arrangements. Extensive information on all our properties can be viewed online at www.chasebuchanan.co.uk

Thinking of Selling or Letting ?

If you are thinking of selling or letting your home, Chase Buchanan would be pleased to provide free no obligation sales & lettings advice.

Independent Mortgage Advice

Chase Buchanan has a longstanding relationship with a firm of independent mortgage specialists with many years of experience who are members of The Industry Panel for Financial Advice (IPFA), which comprises some of the leading advisory firms in the UK mortgage market. They offer:

- * Free consultation meetings with no obligation
- * Access to exclusive mortgage products and deals
- * Truly independent advice with access to approximately 130 mortgage lenders
- * Face-to-face or telephone meetings at your convenience
- * They help walk you through the mortgage process, and costs involved, help you set your budget to suit your lifestyle and future plans
- * Their dedicated team are by your side throughout the property-buying journey

The service is friendly and straightforward. If you have already spoken to a mortgage adviser, it is still recommended to double-check you are being offered the best solution for your needs and circumstances. Please ask a member of our team to arrange a meeting.

Solicitor / Conveyancing Services

We have access to a panel of solicitors who operate on a no sale no fee basis. We can arrange a no obligation conveyancing quote to be emailed to you which clearly itemises the legal costs associated with selling a property in the UK. This could be useful for comparable purposes before formally instructing your chosen solicitor. Please ask a member of our team for further information.

Disclaimer: Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, seller(s) or lessor(s) and you should not rely on the information as being factually accurate about the property, its condition or its value. Neither Chase Buchanan Agents nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services, appliances or fittings at the property. The images shown may only represent part of the property and are as they appeared at the time of being photographed. The areas, measurements and distances are approximate only. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. The VAT position relating to the property may change without notice.

Miscellaneous items

EPC: D

Council Tax: C

Utilities: All main services

Authority: Bath & North East Somerset Council

Tenure: Freehold

For more information or to book a viewing, please contact:

T: 01225 421000

E: bath@chasebuchanan.co.uk

W: chasebuchanan.co.uk

A: 6 Wellsway, Bath, BA2 3AQ

Chase 
Buchanan