



WentWorth  
Estate Agents



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## 7 Ivy Grove, Bath, BA2 1AP

- Three Bedroom Semi-Detached Family Home.
- Wonderful Kitchen/Diner.
- Inviting Living Room.
- Two Double Bedrooms, One Single.
- Generous Rear Garden.
- Single Garage.
- Highly Desirable Location.

**Price guide £475,000**

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### Location

Ivy Grove is set in the heart of the desirable location of Oldfield Park to the south of the city centre. The locality offers a good range of shops and amenities including, a dental centre, its very own railway station with links to Bristol. Other facilities include a Sainsburys, a bakery, post office, cafe, greengrocers and a hardware store. There are several good local schools to choose from, such as Moorlands, St Johns Primary, Oldfield Junior School, Hayesfield and Beechen Cliff Senior Schools. Oldfield Park is an approximate 20 minute walk into the town centre where you can find a lovely diverse range of shops, restaurants and other cultural interests.

### Internal Descriptions

Entering the property via the porch, you are greeted with a welcoming hallway with stairs rising to the first floor. Here you will also find a useful understair storage cupboard. The living room is both inviting and bright, with plenty of natural light by way of a large picture window. The log-burning stove is perfect for cosy evenings with family and friends. The kitchen, diner is both a wonderful heart of the home and a practical space for families. There is room for a dining table and the seating area boasts extra storage, while the patio doors add light as well as access to the garden. The kitchen is fitted with stylish wall and base units, which are complemented by the worktops and flooring, and offers plenty of storage. To the first floor you will find the landing which has a large linen cupboard, two well-proportioned double bedrooms and a single bedroom. The family bathroom comprises of a bath, with shower over, a wash hand basin vanity and a w/c.

### External Descriptions

A welcoming pathway leads to the front door, bordered on the right by a neatly kept lawn adorned with cherry trees. At road level, you will find a single garage. To the rear, a southwest-facing garden features a sunny patio that opens onto a gently sloping lawn. At the far end of the garden, a gravelled seating area offers the perfect spot to enjoy the evening sun, alongside a useful shed.

### Agents Note

The Property Misdescriptions Act 1991. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer must obtain verification from their Legal Advisor or Surveyor. Stated measurements are approximate and any floor plans for guidance only. References to the tenure of a property are based on information supplied by the Seller. The Agent has not had sight of the title documents and a Buyer must obtain verification from their Legal Advisor.

### Additional Information

Tenure - Freehold

Council Tax Band - D

NB: This information has been provided to us by the seller . We would always still advise you to do your own due diligence.

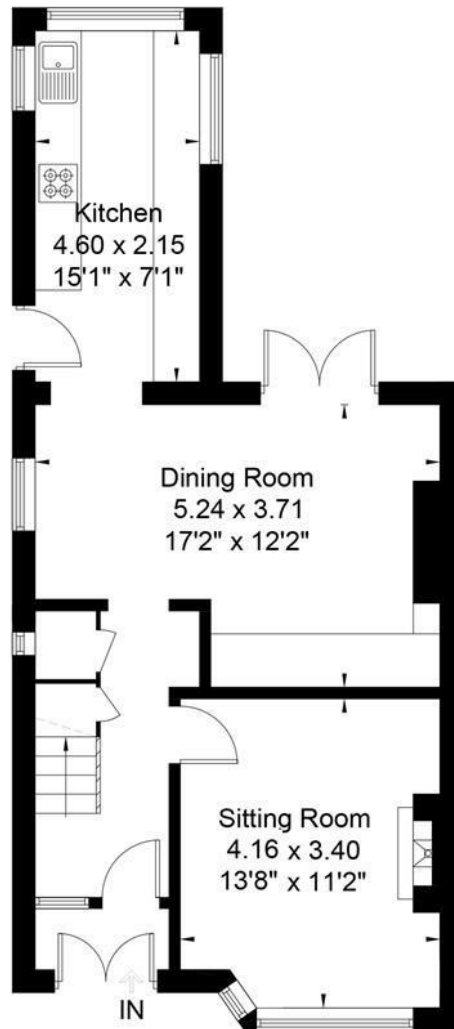
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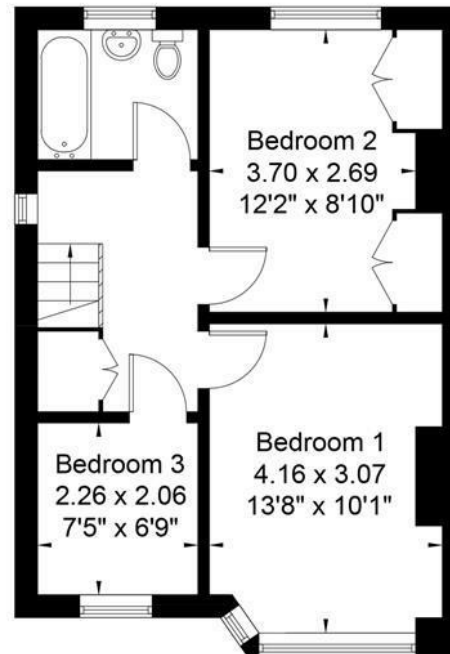
Approximate Gross Internal Area = 91.4 sq m / 983 sq ft

Garage = 12.7 sq m / 136 sq ft

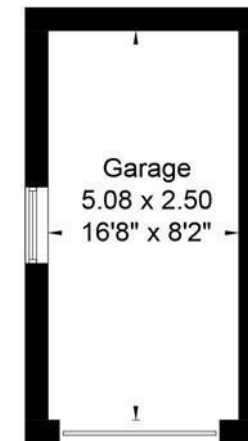
Total = 104.1 sq m / 1120 sq ft



Ground Floor

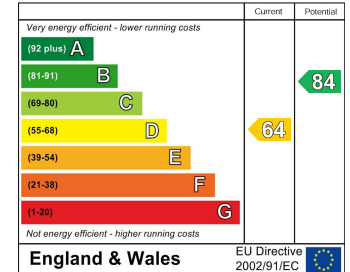


First Floor



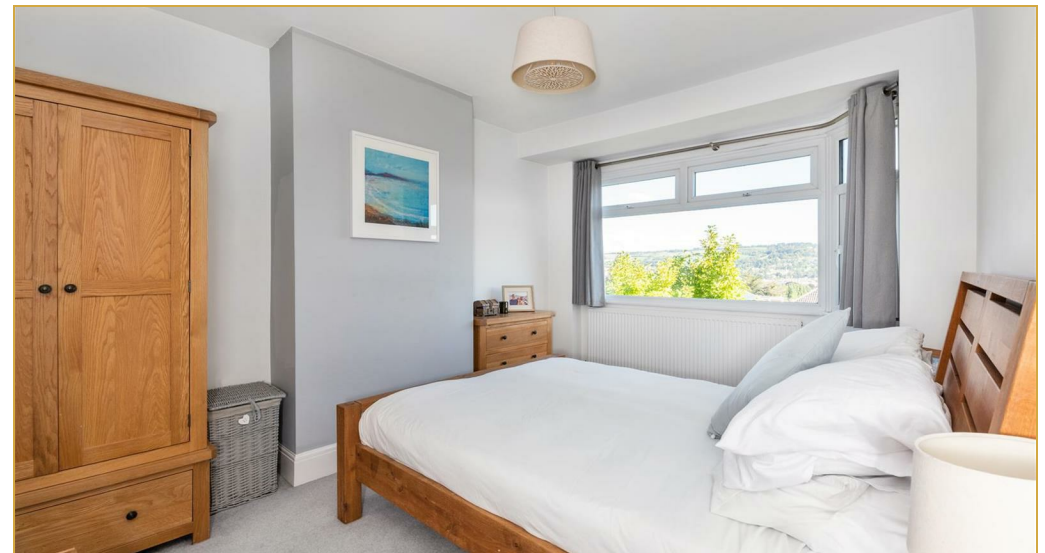
(Not Shown In Actual  
Location / Orientation)

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



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 | Drone | Video Tours | Floor Plans | Energy Performance Certificates | Design | Print | www.roomcpm.com | © Room - Creative Property Marketing Ltd 2025





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