

whiteley helyar



1,050 ft²



3 bedrooms



bathroom &
cloakroom



residents permits
available

Guide Price £450,000

11 Arlington Road, Oldfield Park, Bath, BA2 3PG

A well refurbished, beautifully presented and extended terraced house in this highly convenient and sought after location just a short walk from the centre of Bath.

ACCOMMODATION

2 double bedrooms
upstairs bathroom
dining room
cloakroom

study/bedroom 3
sitting room
kitchen with breakfast area and bi-fold doors
gas fired heating and double glazing

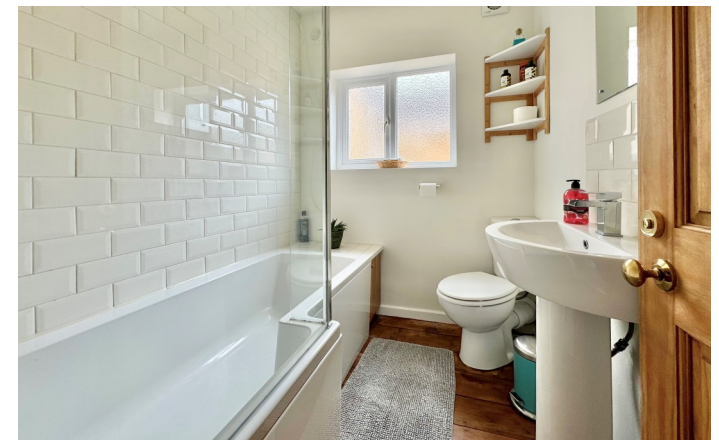
EXTERNALLY

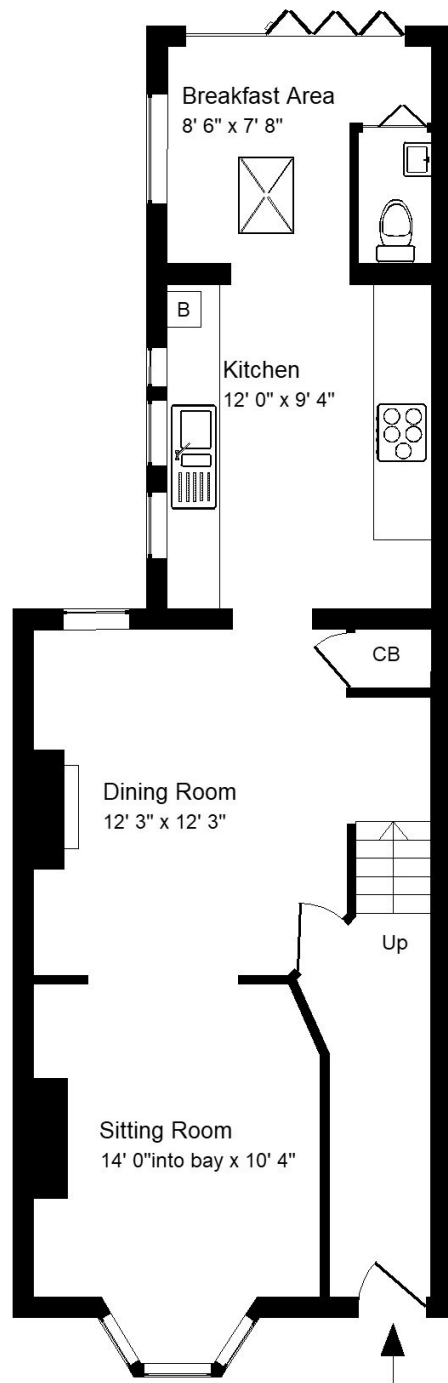
Small front garden and attractive landscaped rear garden (about 31' x 15'), comprising paved and gravelled terraces with flower borders and a large timber shed/summer house. Additional courtyard area to the side of the kitchen. Residents parking permits available.

LOCATION

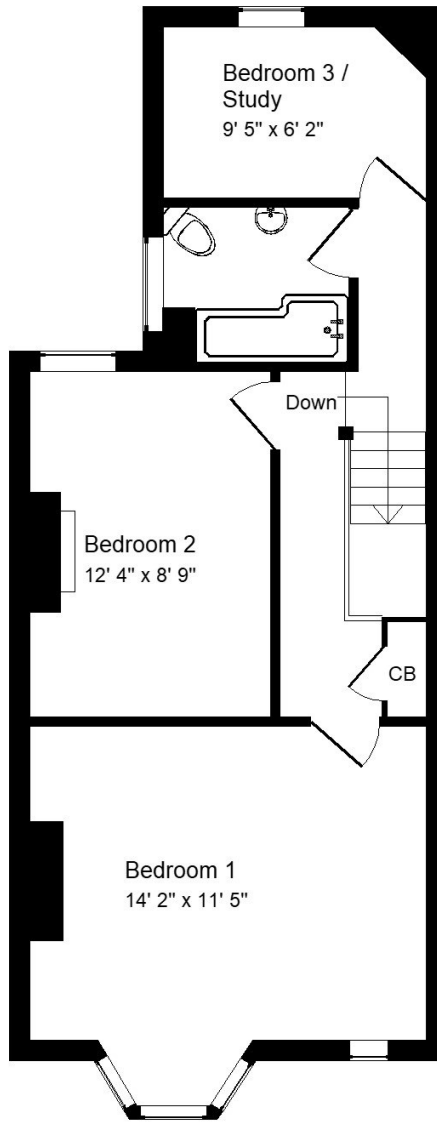
The house stands in a very popular position in the heart of Oldfield Park - literally just around the corner from the fabulous range of shops and amenities on Moorland Road. The centre of Bath is only a short walk (or very quick bus journey) away, as is Oldfield Park Railway Station.







Ground Floor



First Floor

Approx. Gross Internal Floor Area 1,050 Sq. Ft. / 98 Sq. M
Includes Conservatories. Excludes Garages, Porches etc. unless stated
For identification purposes only. Not to scale.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		85
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC

Tenure: Freehold
Council tax band: 'C' = £1,872.94

