



Home
ESTATE AGENTS OF BATH

£550,000

Victoria Road, Bath, BA2 3QY.

Home Estate Agents of Bath are favoured with the instructions to market by private treaty this superb, Victorian style terraced residence situated in a unrivalled location within Oldfield Park. This property is offered to the market with no onward chain, gas heating, double glazing and sizable family sized accommodation. An early internal inspection is strongly advised. Phone 01225 463006 to arrange an appointment.

Energy Efficiency Rating: TBC



Home Estate Agents of Bath are favoured with the instructions to market by private treaty this splendid, Victorian style terraced residence situated in a unrivalled location within Oldfield Park. The property in recent years has undergone a systematic upgrade to include a quality fitted bathroom with separate shower enclosure, tasteful redecorations and gas central heating. The further benefits include 2/3 bedrooms, 2/3 reception rooms, bathroom and separate shower room, south facing rear gardens, close proximity to all amenities and local schooling in Oldfield Park. The spacious family sized accommodation briefly comprises: Entrance hall, sitting room, dining room/ bedroom, breakfast room, kitchen, 2 upstairs bedrooms, bathroom and sperate shower room. Outside there is a small manageable front garden and to the rear is a lawned garden with rear access, mature hedging and fencing. This property is offered to the market with no onward chain. Early viewings strongly advised.

Entrance Porch:

Entered via front door with glazed fan light, further glazed door to:-

Entrance Hall:

Stairs rising to first floor landing, double panelled radiator, stripped floorboards, coving, central heating thermostat, understairs cupboards, panelled doors to :-

Sitting Room: 3.85m x 3.76m

Exposed brick fireplace, stripped floorboards, double panelled radiator, double glazed bay window to front aspect, TV point, coving.

Dining Room: 3.74m x 3.18m

Stripped floorboards, fireplace (boarded over), original glazed crockery cupboard, glazed double doors to rear lobby with double glazed doors and windows to rear aspect.

Kitchen: 2.80m x 2.61m

Fitted kitchen with deep 'Belfast' sink with mixer tap over, range of base level cupboards and drawers and matching wall units, fitted work surfaces with up stands. Fitted Rangemaster cooker, plumbing for washing machine, double glazed windows and door to side aspect.

Breakfast Room: 3.54m x 2.66m

Original glazed crockery 'dressers' with shelving, cupboards and drawers, double panelled radiator, double glazed windows to side aspect, doorway to :-

First Floor Landing:

Stripped floorboards, access to loft and panelled doors to :-

Bedroom: 4.99m x 3.83m

Capacious bedroom with double glazed bay window to front aspect, double panelled radiator, fitted wardrobe, coving, stripped floorboards.

Bedroom: 3.75m x 3.22m

Double glazed window to rear aspect, radiator, double fitted wardrobes with top box over, fitted wash hand basin, stripped floor boards.

Bathroom: 2.75m x 2.69m

Period style white suite of claw foot bath with mixer tap and shower attachment, walk in shower cubicle with tiling, white tray and mixer shower, wash hand basin, low flush WC, towel radiator, tiled flooring, exposed brick work, cupboard housing Worcester gas combi boiler. Double glazed window to rear aspect, fitted dado rails, inset LED lighting.

Shower Room:

Tiled shower cubicle with mixer shower, low flush WC, corner hand basin, stripped floorboards, double glazed window to side aspect, double panelled radiator.

Front Garden:

Gate and quarry tiled path to front door, railings and small fore garden.

Rear Garden:

Laid to lawn with mature hedging to the rear, gate giving rear access, large timber store, inner patio area.

Parking:

On street parking to the front.

For further details or to arrange an internal inspection, please contact us on 01225 463006 or email us on sales@ahea.co.uk

www.ahea.co.uk

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BA2 3QY

Call now, visit us in
branch or go online to
book your viewing.

 01225 463006

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any

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