



 Home  
ESTATE AGENTS of BATH

**£525,000**

Energy Efficiency Rating: D

## South Avenue, Bath, BA2 3PZ.

A rare opportunity has arisen for the investor buyer to purchase this substantial 5 bedroomed HMO, set over 3 floors situated in an elevated position within Oldfield Park. The property is let for the 2024/25 academic year, raising a gross return of £37,500 giving a healthy 7.14%. An early viewing is advised, contact 01225 463006 to arrange your visit.



## Attention Investors

A rare opportunity has arisen for the investor buyer to purchase this substantial 5 bed roomed HMO, set over 3 floors situated in an elevated position within Oldfield Park. The property raises a gross return of £37,500 giving a healthy 7.14%. The spacious accommodation briefly comprises: Entrance hall, communal lounge, large full width kitchen/diner, 5 bedrooms (one with ensuite) large upstairs shower room, low maintenance south facing gardens to the rear together with garage/store. The benefits include gas central heating, double glazing, close to all amenities within Oldfield Park and landscaped low maintenance gardens to the rear. An early inspection is advised, please call 01225 463006 to arrange an internal inspection.

### **Entrance Porch:**

Entered via wooden front door, meter cupboards, stripped floorboards, ½ glazed door to :-

### **Entrance Hall:**

Stairs rising to first floor landing, radiator, coved cornices, doors to Sitting Room and :-

### **Bedroom: 4.44m(max) x 3.37m(max)**

Spacious light and airy bedroom with double glazed bay window to front aspect, stripped floorboards, fireplace, fitted cupboards, shelving, radiator, coved cornices.

### **Communal Lounge: 4.40m x 3.94m**

Stone fireplace, stripped floorboards, radiator, built in period cupboard with shelving, understairs recess, access to :-

### **Kitchen/Diner: 4.26m x 3.38m**

Single drainer 1½ bowl sink unit with mixer tap over, range of base level cupboards and drawers and matching wall units inset 4 ring gas hob with fan assisted electric oven below and stainless steel cooker hood above, fitted washing machine and dishwasher, American style fridge freezer, recessed LED lighting, tiled splashbacks and

flooring, double glazed windows to rear aspect.

### **Dining Area:**

Radiator, double glazed window and door to rear.

### **First Floor Landing:**

Wooden balustrade, stripped floorboards, stairs rising to second floor, doors to :-

### **Bedroom: 3.47m x 2.17m**

Double glazed window to front aspect, radiator.

### **Bedroom: 3.47m(max) x 2.44m(max)**

Double glazed window to front aspect, radiator.

### **Shower Room:**

Walk in shower cubicle with mixer shower and sliding doors, low flush WC, wash hand basin with mixer, fitted mirror and cabinet, radiator, stripped floorboards, cupboard housing Vaillant gas combi boiler, radiator, LED downlights, double glazed window to rear aspect.

### **Second Floor Landing:**

Double glazed window to rear aspect, door to :-

### **Bedroom: 5.37m(max) x 3.11m(max)**

Double aspect room with double glazed window to rear and Velux window to front aspect, stunning

city views, under eaves storage, fitted wardrobes and shelving, radiator, door to :-

### **Ensuite:**

Shower cubicle with mixer shower and folding door, wash hand basin, low flush WC, extractor fan, Velux window to front aspect, radiator, shaver socket.

### **Garage/Parking:**

There is a residents parking within the road. Timber garage/store, ideal for bike storage accessed via service road off Mayfield Road.

### **Front Garden:**

Steps and path to front door, retaining stone wall, low maintenance shingled garden.

### **Rear Garden:**

Terraced rear garden with lower patio area, steps to shingled garden, path and access to rear gate and further decked seating area, timber retaining fencing.

*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](http://www.ahea.co.uk)

# £525,000

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book your viewing.

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