



£480,000

## Ivy Avenue, Bath, BA2 1AJ.

An excellent opportunity has arisen to purchase this stunning end terrace 5 bedroomed HMO property in an enviable position in Oldfield Park and believed to date from 1911. The property raises a gross return equivalent to £33,000 PA and is let for the 2025/26 academic year.

Energy Efficiency Rating: D





An excellent opportunity has arisen to purchase this stunning end terrace 5 bedroomed HMO property in an enviable position in Oldfield Park and believed to date from 1911. The property raises a gross return equivalent £33,000 PA and is let for the 2025/26 academic year. The property briefly comprises an entrance hall, lounge/dining room, kitchen, 5 good sized bedrooms, 2 shower rooms and areas of lobby and landing. To the front and rear of the property there are low maintenance gardens with landscaping. The property has been maintained to a high standard with tenants having requested to return for subsequent years. The property offers extremely good access to the shops and cafés of Moorland Road. There are exceptionally good transport links to the city centre, the universities and Bristol beyond. Early viewings are strongly advised, please call 01225 463006 to arrange your visit.

**Entrance Hall:**

UPVC part double glazed door to front aspect, UPVC double glazed window over, radiator, fuse box, electricity meter, period style ornamental ceiling, stairs rising to first floor landing.

**Lounge/Dining Room: 4.61m(max) x 3.69m(max)**

Door to rear aspect, 2x radiators.

**Kitchen: 5.28m x 1.65m**

UPVC double glazed door to rear aspect, 3x Velux windows radiator, range of base and wall mounted units, stainless steel sink drainer unit with mixer tap, integrated electric cooker, tiled splashbacks, plumbing for washing machine.

**Bedroom: 3.56m x 3.53m**

2x UPVC double glazed windows to front aspect, radiator, pleasant aspect towards street.

**Bedroom: 3.06m x 2.30m**

UPVC double glazed window to side aspect, radiator, built in shelving.

**Lobby: 0.92m x 0.80m**

Small lobby with floor tiles leading to shower room.

**Shower Room:**

UPVC double glazed window to rear aspect, pedestal wash basin, shower cubicle, WC, heated towel rail, cupboard containing Worcester gas boiler, wall tiles, floor tiles.

**First Floor**

**First Floor Landing:**

UPVC double glazed window to side aspect, Velux window, radiator, access to loft storage room, panelled doors to all rooms.

**Bedroom: 3.54m(max) x 3.31m(max)**

2x UPVC double glazed windows to front aspect, radiator, pleasant aspect towards street.

**Bedroom: 3.71m x 2.97m**

UPVC double glazed window to rear aspect, radiator, pleasant garden aspect.

**Bedroom: 3.03m x 2.36m**

UPVC double glazed window to rear aspect, radiator, pleasant garden aspect.

**Shower Room:**

UPVC double glazed window to side aspect, pedestal wash basin, shower cubicle, WC, heated towel rail.

**Front Garden:**

Low maintenance rear garden laid mainly to patio, spectacular views towards Lansdown.

**Rear Garden:**

Low maintenance rear garden laid mainly to gravel with landscaping, side pedestrian access, spectacular views towards Lansdown.

*For further details or to arrange an internal inspection, please contact us on 01225 463006 or email us on [sales@ahea.co.uk](mailto:sales@ahea.co.uk)*

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

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or go online to book your  
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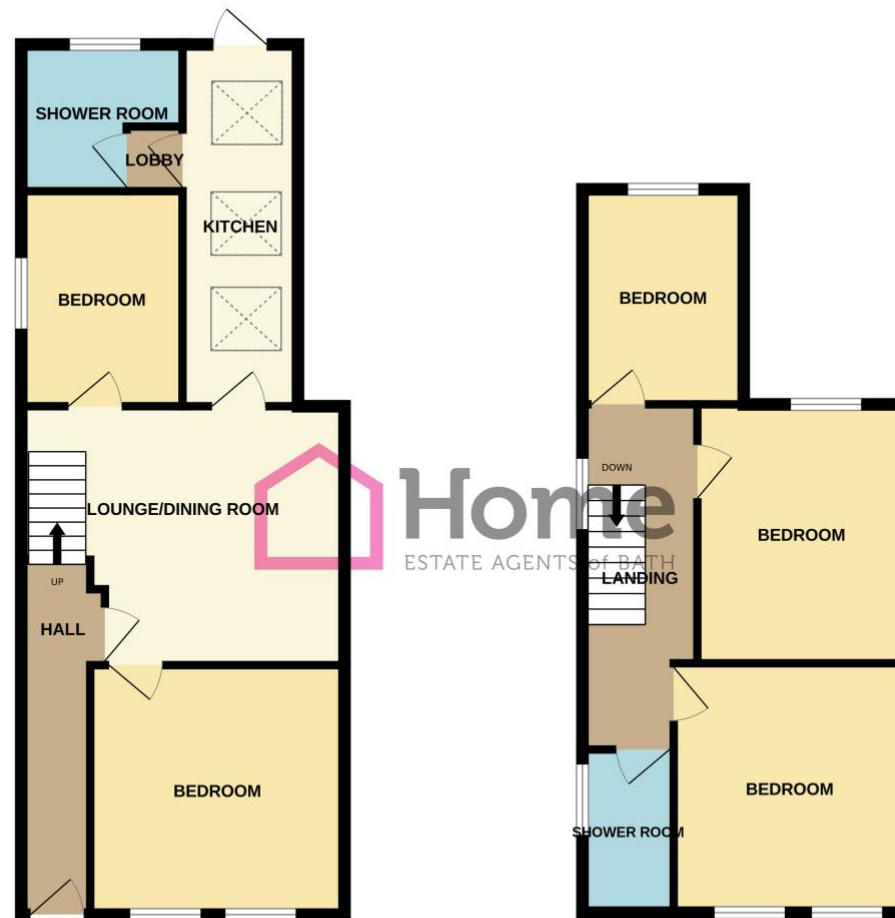


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GROUND FLOOR

1ST FLOOR



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 prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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