



**36 Maybrick Road, Oldfield Park, Bath, BA2 3PU**

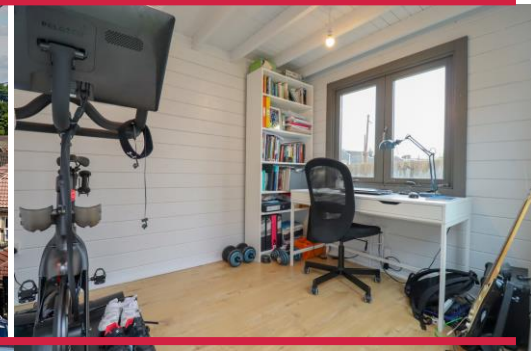
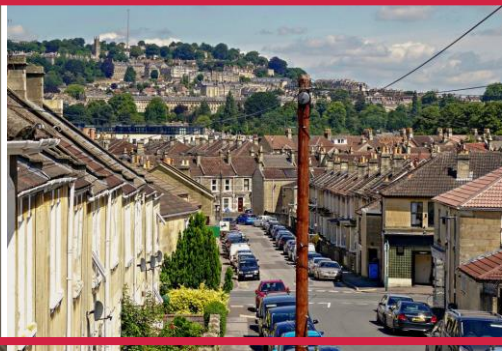
**Guide Price £450,000**

Comprehensively renovated in 2018 and improved since then with garden landscaping and the addition of a home office, this late Victorian 957sqft two bedroom two reception home is an absolute beauty from top to toe. A perfect high spec yet characterful home for cosying up in the bayed front sitting room in front of the woodburner or entertaining in the open plan kitchen/dining space overlooking the garden. Upstairs, you'll find two double bedrooms and a showstopping four piece rear bathroom. Outside, the 31ft x 14ft level garden faces west for afternoon sun and you can enjoy views of the Royal Crescent whilst working in the home office. Further potential to expand upwards as neighbours have just done. Sole Agents

- 957sqft
- Two double bedrooms
- Open plan kitchen/dining space
- West facing garden
- Home office
- EPC D







## Property Description

**ENTRANCE HALL** Tiled floor continuing throughout the hallway and open plan kitchen/dining room. Inset spot lights, LED skirting lights, dado rail, radiator.

**SITTING ROOM** Glazed door leading in, oak laminate flooring, tiled hearth with woodburning stove. Inset shelving, window seat, double glazed bay window, TV & Virgin points. Radiator. Cornice.

**KITCHEN** Brand new kitchen in 2018. Oak topped island with inset 5 ring gas hob and breakfast bar. Quartz worktop with Belfast sink. Integrated dishwasher, washing machine and fridge freezer. Copper accessories & furniture, double glazed door to the rear porch area. Hanging pendants over the island, radiator, banistered stairs to the first floor.

**DINING ROOM** Tiled flooring, underfloor heating, double French doors leading out onto the rear garden, oak surround to window to the side

**LANDING** Doors into rooms, access to the loft via an enlarged hatch with pull down ladder. Part boarded loft.

**BEDROOM 1** Double glazed bay window to the front, 2 built in double wardrobes, radiator.

**BEDROOM 2** Double glazed window to the rear & radiator.

**BATHROOM** Scandi tiled flooring cut into hexagonal tiles that sit around the freestanding bath. Floating oak countertop with basin. Walk in shower with shower screen. Lusso stone fittings - freestanding bath tap, sink tap and mixer, as well as the shower head and thermostat. Hexagonal tiled shower with recessed shelving. Double glazed window to the rear, extractor fan, matt black heated towel rail and underfloor heating.

**REAR GARDEN** 31ft x 14ft - west facing

Porch/side return area adjacent to kitchen with storage space, gravelled patio and paths, lawn, raised flower borders. Gated rear pedestrian access.

**GARDEN OFFICE** 9ft6 x 7ft7 - detached Garden Affairs home office with double glazed door and dual aspect windows. Light, power points and electric radiator.

**AGENTS NOTES** This Oldfield Park road name derives from one of the largest landowners in the area at the time of build - Thomas Hughes Delabere May - and his business. Mr May was the owner of the Victoria Brick and Tile Co in Dartmouth Avenue (est 1887). Beyond Maybrick and Mayfield Roads celebrating the family and the local brickfields, there are two further local Oldfield streets named after the Mays - Claude and Cynthia, after Thomas and Mary's first two children.

1895 occupation records show the following residents for this section of the street, Others in the street included three policemen, six GWR workers, four masons, a postman and a hansom cab proprietor;

35 Cross George, gasfitter

36 Bartram Frederick, cabinet maker

37 Taylor Henry, engine driver & Taylor Mrs. Charlotte, nurse

38 Dann Alfred, smith

By 1911, the occupiers were;

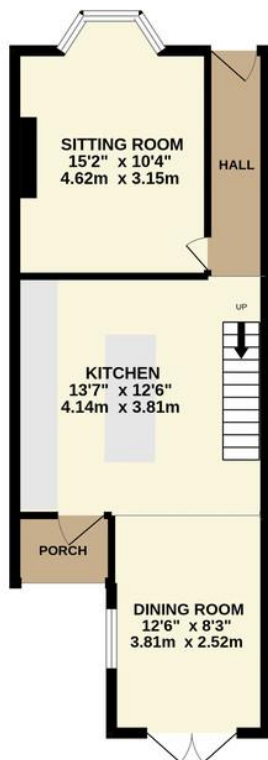
35 Chorley Mrs.

36 Carr Arthur Henry, assistant & Carr Mrs., dressmaker

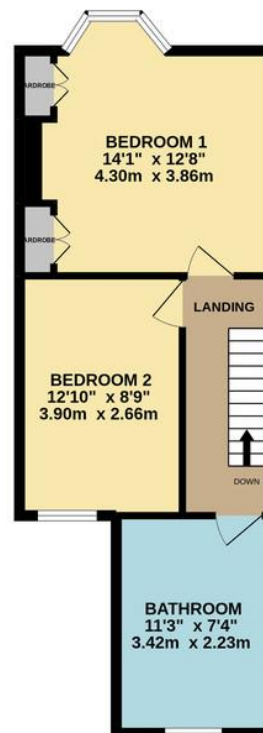
37 Collett W. T., plumber

38 Quinn George, messenger S. & D.R

GROUND FLOOR  
523 sq.ft. (48.6 sq.m.) approx.



1ST FLOOR  
433 sq.ft. (40.3 sq.m.) approx.



TOTAL FLOOR AREA : 957 sq.ft. (88.9 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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## Contact Details

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## Tenure

Freehold

## Council Tax Band

C

## Viewing Arrangements

Strictly by appointment

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements