



**Rosewood, Shaftesbury Road, Oldfield Park,
Bath, BA2 3LH**

Guide Price £440,000

Four bedrooms and 1055sqft of family sized space, a generous level rear garden, plenty of parking and all this right in the heart of the community in Oldfield Park. This substantial extended late 1930s end terrace offers a wealth of accommodation to suit upsizing local families. Facing onto the memorial gardens and adjacent to Moorland Road shops. Ground floor comprises of bayed sitting room, kitchen, utility, dining room and an ensuite fourth bedroom that would be perfect for a dependent or to supplement income. Upstairs, you'll find three bedrooms (two generous doubles and a good single) plus family bathroom. The rear gardens need some love but are stuffed with mature planting, fruit trees and even a grapevine. Front and rear parking with a double driveway and a detached large garage. No chain. Sole Agents

- 1055sqft
- Four bedrooms
- 50ft x 28ft rear gardens
- Double garage & driveway
- Two bathrooms





Property Description

AGENTS NOTES

Occupying part of the land sold by the Bath Land Co to Perfect Picture Houses Ltd in 1920 (described as "part of The Cherry Orchard") for the construction of the Oldfield Park Picture House - the Picture House was the first in Bath to change over to sound from silent films in June 1929.

Harris Cinemas then sold the land for this terrace to the builder Henry George Peaty (of Mount Rd, Southdown) in 1938

PORCH Double glazed side lit front door.

ENTRANCE HALL Part decorative glazed side lit internal door, cloaks area, staircase to first floor with two storage cupboards under (one housing meters and the other with space and plumbing for washing machine).

SITTING ROOM Double glazed front bay window, coved ceiling, fireplace with inset electric fire, ceiling rose, radiator.

KITCHEN Double glazed side window, range of modern base and wall units with oak worktops and inset Belfast sink, fitted oven and microwave, fitted dishwasher, inset gas hob, wall mounted gas combination boiler, exposed floorboards.

DINING ROOM Double glazed French doors to rear garden, radiator.

UTILITY ROOM Double glazed rear window, double glazed side door to gardens, space for fridge/freezer, radiator, base units with oak worktop.

BEDROOM 4 Double glazed front window, radiator.

ENSUITE Double glazed rear window, heated towel rail, tiled shower cubicle, pedestal basin, low level W.C, extractor fan.

LANDING Double glazed side window, loft access.

BEDROOM 1 Double glazed front bay window, radiator.

BEDROOM 2 Double glazed rear window, radiator, ceiling rose.

BEDROOM 3 Double glazed front window, radiator, coved ceiling.

BATHROOM Double glazed rear window, heated towel rail, P shaped panelled bath with mixer/spray shower tap, pedestal basin, low level W.C, fully tiled walls, extractor fan.

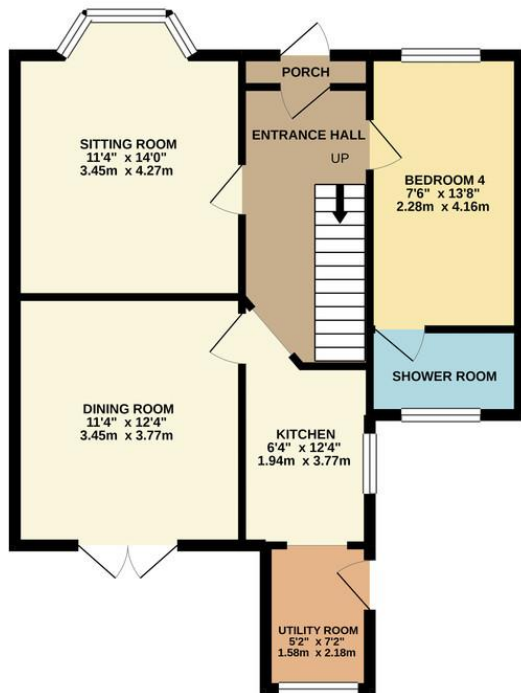
REAR GARDENS Covered side yard with gated side access, tap and shed.

Main garden 50ft x 28ft min with patio adjacent to property then lawns and vegetable plot with shrub borders. Mature fruit trees and grapevine. Gated rear access to rear lane and double garage.

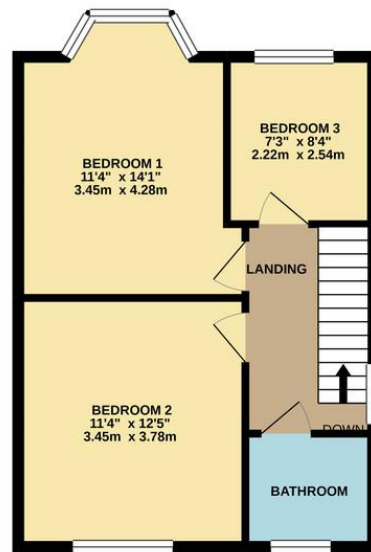
DOUBLE GARAGE Accessed via side/rear lane between the house and the Scala. Detached garage with up and over door.

FRONT GARDENS & DRIVEWAY Walls and fences to side and front. Ornamental planted area. Driveway with space for two cars.

GROUND FLOOR
613 sq.ft. (57.0 sq.m.) approx.



1ST FLOOR
442 sq.ft. (41.1 sq.m.) approx.



TOTAL FLOOR AREA: 1055 sq.ft. (98.0 sq.m.) approx.

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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Tenure

Freehold

Council Tax Band

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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