



**128 Lower Oldfield Park, Bath,  
BA2 3HS**

**Guide Price £650,000**

Development opportunity - a 2263sqft three storey semi detached Victorian villa with ample driveway parking and garage, currently arranged as five apartments and offered with no chain. Enjoying spectacular city views from upper rear elevations and with much potential to re-arrange, this is a rare chance to acquire such a substantial building in close proximity to both local Oldfield amenities and the city centre. Two studio flats on each of the ground and first floors and a two bedroom apartment on the second floor. Sole Agents

- 2263sqft
- Development opportunity
- Garage & large driveway
- Stunning views from upper levels
- No chain



## Property Description

**AGENTS NOTES** We have provided photos on our website of the vast majority of rooms but please do ask if you have any specific queries prior to booking a viewing.

Each flat is currently separately registered for council tax - the four studios are Band A and the second floor flat is Band B.

The original address for this property was The Limes, 1 Livingstone Villas, Oldfield Park (Lower) and the property is first recorded as occupied in 1890 by James Ernest Mills (corset and stay maker previously at 12 Camden Place and 9 Lower Camden Place). Records show Mr Mills as the manager of the Albion Stay Factory by 1895. Now the home of Buro Happold, the factory was located at the Bayer building on South Quays, opened in 1892 as the first purpose built corset factory in England and was the brainchild of Charles Bayer

**GROUND FLOOR STUDIO** Studio - double glazed front bay window, two storage heaters, tiled fireplace, picture rail, exposed floorboards.

Hall - front door from communal hall, exposed floorboards, understairs cupboard with fuseboard, coved ceiling.

Kitchen - double glazed rear window, base and wall units with sink/drainage, cupboard housing immersion tank, cooker point.

Shower room - shower cubicle, low level W.C, handbasin, extractor fan.

**SIDE GROUND FLOOR STUDIO** Hall - double glazed front door, double glazed window, plumbing for washing machine.

Kitchen - base and wall units with sink/drainage, cooker point, electric heater, quarry tiled floor, opening to lobby area.

Lobby - double glazed side window, fuseboard.

Bathroom - double glazed rear window, heated towel rail, panelled bath with electric shower over, pedestal basin, low level W.C, extractor fan.

Studio - double glazed side bay window, tiled fireplace, storage heater, coved ceiling.

**FIRST FLOOR FRONT STUDIO** Kitchen - double glazed front window, base and wall units with sink/drainage, cooker point, part tiled walls, coved ceiling.

Studio - double glazed front bay window, shelved alcove cupboard, storage heater, picture rail.

Hall - door from communal landing.

Bathroom - pedestal basin low level W.C, panelled bath, extractor fan.

**FIRST FLOOR REAR STUDIO** Kitchen - double glazed rear window, base and wall units with sink/drainage, cooker point, coved ceiling.

Studio - double glazed side bay window, storage heater, double glazed rear window, picture rail.

Bathroom - double glazed rear window, panelled bath with electric shower over, handbasin, cupboard with immersion tank.

W.C - double glazed side window, low level W.C

**SECOND FLOOR FLAT** Stairs - part glazed door to landing, roof light.

Landing - large walk in storage cupboard.

Bath - Linen cupboard, radiator, panelled bath, bidet, low level W.C, handbasin, cupboards, shower cubicle, fully tiled walls, double glazed rear window.

Bedroom 2 - double glazed dormer front window, radiator.

Bedroom 1 - double glazed side window, radiator, original fireplace, eaves alcove shelving.

Kitchen - opening to conservatory, base and wall units with sink/drainage, inset electric hob with oven under, Worcester gas combination boiler.

Sitting room - double glazed rear picture window, double glazed side windows, two radiators, stone fireplace.

Conservatory - double glazed side windows and door, radiator, tiled floor.

**EXTERNAL AMENITIES** Single detached garage and tarmac drive for multiple vehicles.

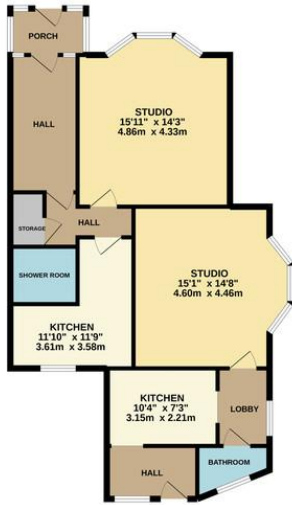
Gravelled rear garden area adjacent to side ground floor studio.

Walls and railings to side/front.

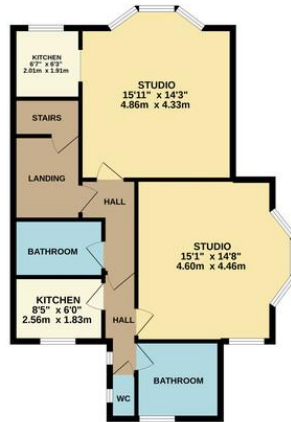
Mature trees and shrubs



GROUND FLOOR  
885 sq.ft. (82.2 sq.m.) approx.



1ST FLOOR  
753 sq.ft. (70.0 sq.m.) approx.



2ND FLOOR  
626 sq.ft. (58.1 sq.m.) approx.



TOTAL FLOOR AREA : 2263 sq.ft. (210.3 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix ©2022



## Contact Details

9 Moorland Road  
Oldfield Park  
Bath  
Avon  
BA2 3PL

W: [www.madisonoakley.co.uk](http://www.madisonoakley.co.uk)

E: [info@madisonoakley.co.uk](mailto:info@madisonoakley.co.uk)

## Tenure

Freehold

## Council Tax Band

See agents notes

## 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