



77 West Avenue, Oldfield Park, Bath, BA2 3QD

Guide Price £425,000

Everything you could possibly want from a central Oldfield Victorian home. Garage, dormer loft conversion, a much sought after road with a strong community, three double bedrooms & three reception rooms. Well maintained throughout but now offering scope to update and adapt layout to suit latest tastes. Sitting room, dining room, kitchen and garden room on the ground floor. Two bedrooms and bathroom on the first floor with further large bedroom on the second floor. Externally there is a well maintained two level east facing rear garden with areas of patio, bike shed and access to a 17ft garage to the rear. Perfectly located for Moorland Rd shopping and Oldfield Park station access. Sole Agents

- Garage
- Three double bedrooms
- Popular central Oldfield road
- Three reception rooms
- Retained character





Property Description

AGENTS NOTES

West Avenue first appears in Bath street directories in 1892 although construction started in 1889. Given the proximity of the Somerset & Dorset railway line (now the Linear Park) and the GWR main line, a large number of the local houses were occupied in the early years of the century by railway workers. This property is first recorded as occupied in 1895, by Harry Willis (clerk), who was followed in 1905 by William J Hunt (carpenter). Mr Hunt was resident at the property up to at least WWII.

ENTRANCE HALL With door leading in. Stairs to the first floor, radiator, coving and laminate flooring.

SITTING ROOM Two double glazed windows to the front, cornice, radiator and TV point.

DINING ROOM Opening from the living room and door from the hallway. Understairs storage cupboard, radiator, cornice and door into kitchen.

KITCHEN Range of matching wall and base units with roll top laminate work top. Inset stainless steel sink unit with drainer. Four ring gas hob with extractor over and double oven. Space for fridge freezer and space and plumbing for washing machine. Part tiled walls, double glazed window to the rear and opening into garden room.

GARDEN ROOM Sliding door leading out onto the rear garden and radiator. A lovely room to sit in and be part of the garden.

LANDING Stairs leading to the second floor and doors into rooms.

BEDROOM 1 Two double glazed windows to the front, radiator and built in wardrobes.

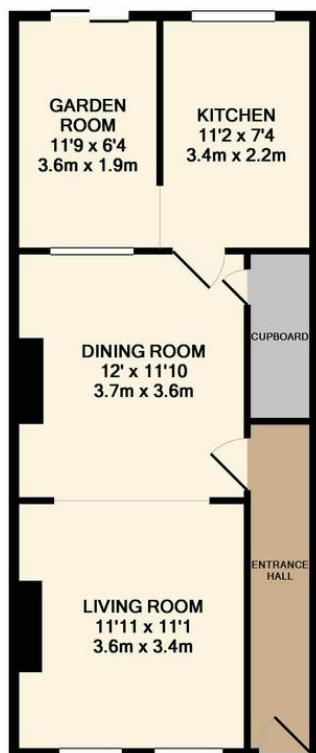
BEDROOM 2 Double glazed window to the rear, built in wardrobes, one housing recent gas boiler and radiator.

BATHROOM Modern matching white 4 piece bathroom suite comprising low level WC, vanity unit, shower cubicle and bath. Tiled walls, lino flooring, double glazed window to the rear, extractor fan and radiator.

BEDROOM 3 A great sized room created in the loft with dormer window to the rear, radiator and a number of wardrobes and storage areas created into the eaves.

GARDEN The rear garden has a wonderfully secluded feel with some nice plant borders and various mature trees. Mainly laid to patio, there is a lower area adjacent to the property that leads out from the garden room and is currently used as a lounging area with deck chairs. Steps lead to a second upper area, again laid to patio with some trellis, a greenhouse and further plants. There is access to the garage and bike store to the side.

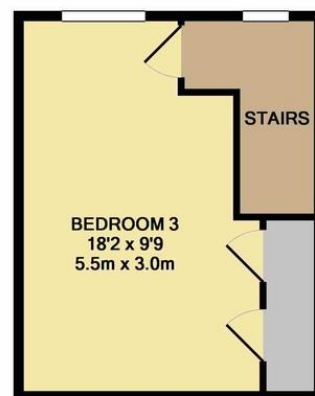
GARAGE The garage measures approx. 17 ft x 11'11 ft. There is an up and over door giving vehicular access from the rear lane. The garage also features power and light with windows to the rear and side. A rare space and feature for the location. To the side of the garage is a lean to bike store with rear door.



GROUND FLOOR
APPROX. FLOOR
AREA 485 SQ.FT.
(45.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 408 SQ.FT.
(37.9 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 256 SQ.FT.
(23.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1150 SQ.FT. (106.8 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
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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