

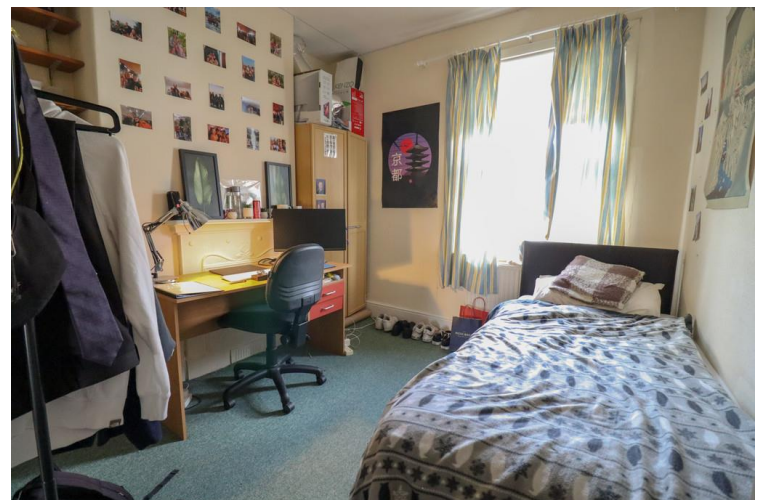
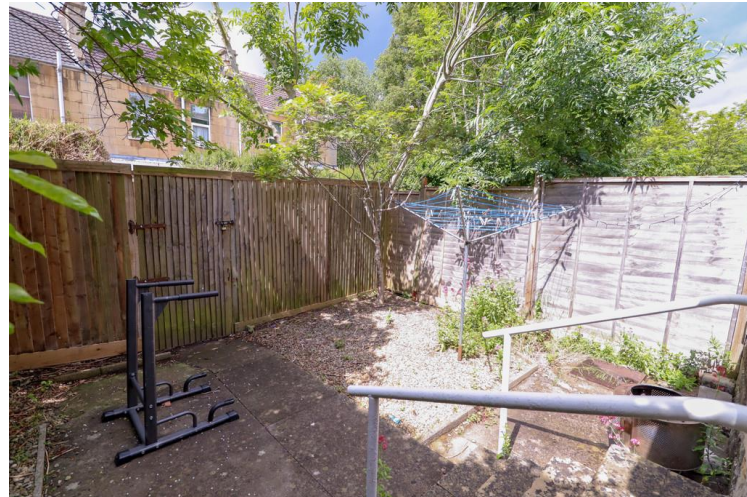


**6 Canterbury Road, Oldfield Park, Bath,  
BA2 3LG**

**Guide Price £475,000**

Quietly tucked away in a cul de sac behind the Memorial Gardens yet incredibly central and convenient to Oldfield amenities and student bus routes, this 1920s two storey 937sqft licensed four bedroom HMO is let through until end July 2023. Sensibly even and logically laid out accommodation with sitting room, kitchen/diner, utility porch and a large bay windowed double bedroom on the ground floor. Upstairs, you'll find three more double bedrooms, bathroom and separate W.C. 21ft x 14ft low maintenance rear courtyard garden. Excellent investment with potential to enhance and expand as immediate neighbours have done. Sole Agents

- 937sqft
- Licensed 4 bed HMO
- Let until summer 2023
- Cul de sac location
- 100yds to Moorland Rd





## Property Description

**AGENTS NOTES** The property is a licensed HMO let currently and for the forthcoming academic year. The next tenancy is for four tenants from 1st Sept 2022 until 31st July 2023 (11mths) at a monthly rent of £2100. Annual income for forthcoming year thus £23,100. Offered for sale as a going concern with tenants and inventory in situ. Currently self managed by landlord.

The first seven houses on the east side of Canterbury Road were built at the end of the 19th century but the remaining homes on the west side were added before and after WW1.

**ENTRANCE HALL** Top lit part glazed front door, radiator, cloaks area, meter cupboard, exposed floorboards, stairs to first floor with cupboard under.

**BEDROOM 1** Front bay window, radiator.

**SITTING ROOM** Double glazed rear window, radiator, original fireplace (blocked), exposed floorboards.

**KITCHEN/BREAKFAST ROOM** Double glazed rear window, part glazed door and rear window to rear utility porch, tiled floor, radiator, dining area, base and wall units with inset sink/drain, inset gas hob with hood over and oven under, space for tall fridge and freezer.

**UTILITY PORCH** Side and rear windows, door to rear garden, plumbing for washing machine.

**LANDING** Loft access.

**WC** Double glazed rear window, pedestal basin, low level W.C, radiator.

**BATHROOM** Double glazed rear window, radiator, pedestal basin, linen cupboard with Vaillant gas combination boiler, panelled bath with shower over, extractor fan.

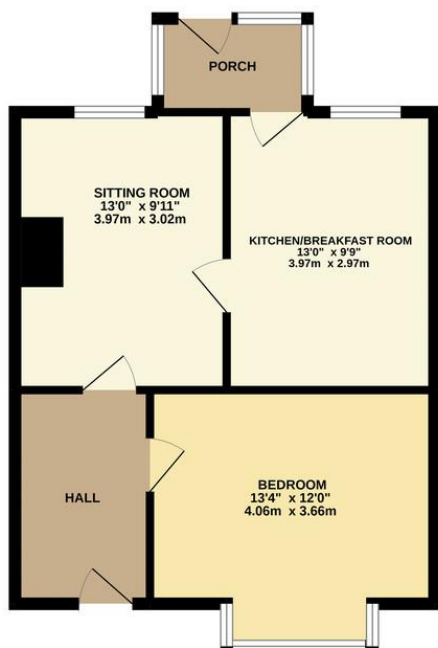
**BEDROOM 2** Double glazed rear window, radiator, original fireplace, alcove shelving.

**BEDROOM 3** Double glazed front window, radiator, original fireplace, alcove shelving.

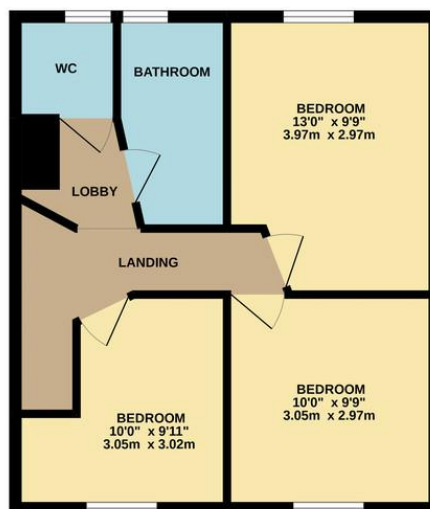
**BEDROOM 4** Double glazed front window, radiator, alcove shelving.

**REAR GARDEN** 21ft x 14ft - paved and gravelled with trees and shrubs. Fences to side and rear. Gated rear pedestrian access.

GROUND FLOOR  
490 sq.ft. (45.5 sq.m.) approx.



1ST FLOOR  
447 sq.ft. (41.5 sq.m.) approx.



TOTAL FLOOR AREA : 937 sq.ft. (87.0 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