

whiteley helyar



2,270 ft²



5 bedrooms



3 bathrooms



driveway parking

Guide Price £800,000

120 Lower Oldfield Park, Bath, BA2 3HS

A particularly spacious five double bedroom semi detached period house with a lovely outlook and off-street parking in this most convenient and sought after location, just a short walk from the very centre of Bath.

ACCOMMODATION

5 good bedrooms and loft room
sitting room
dining room
utility
double glazing

bathroom and 2 shower rooms
living room
kitchen/breakfast room
gas fired heating
garden store

EXTERNALLY

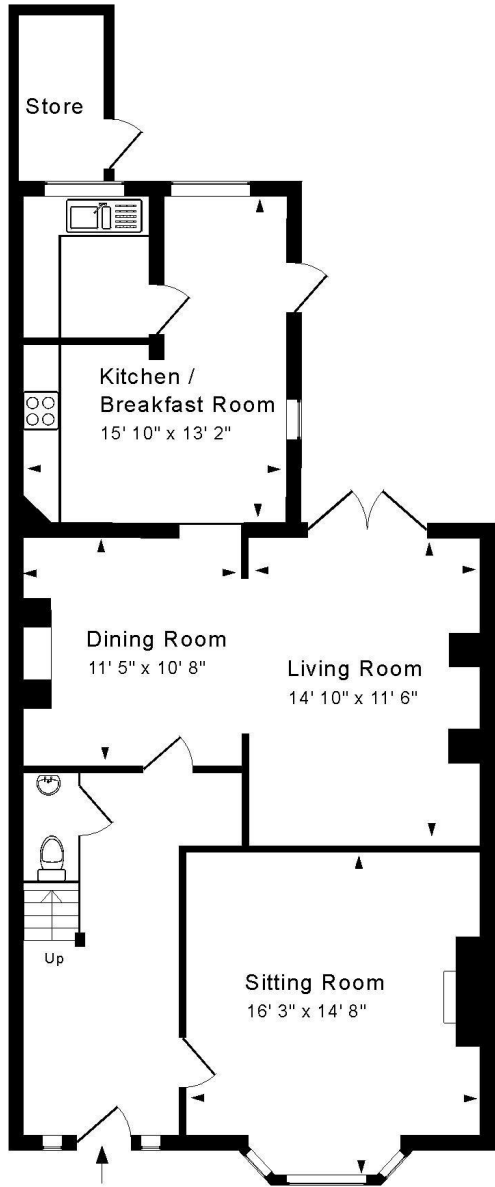
Enclosed rear garden, mainly laid to lawn, with hedges, shrubs and bushes. There is a stone built garden store, a large paved patio and gated side access to the gravelled front garden and parking space.

LOCATION

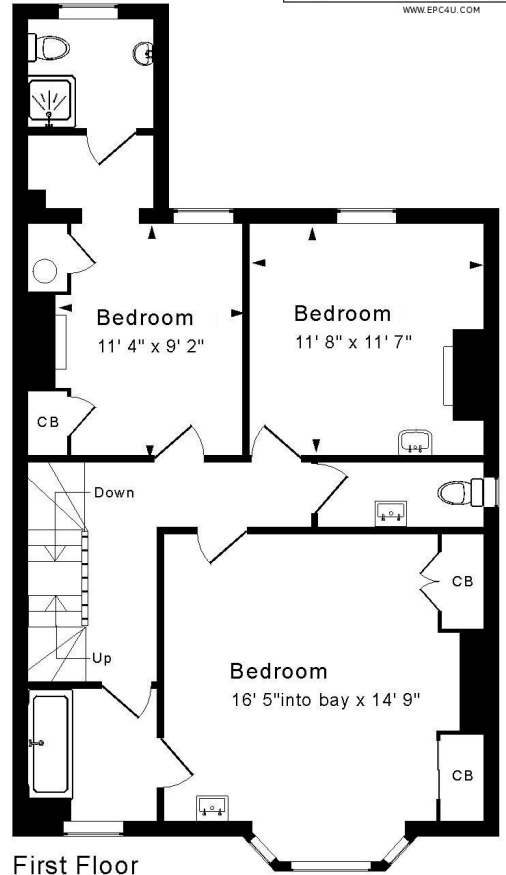
The house occupies a very popular position. It is within a short walk of the city centre (with its vast array of shops and amenities), both Bath Spa and Oldfield Park railway stations and the extensive range of facilities on Moorland Road. The house is close to Hayesfield Girls' School, whilst Beechen Cliff and some excellent primary schools are also within walking distance.



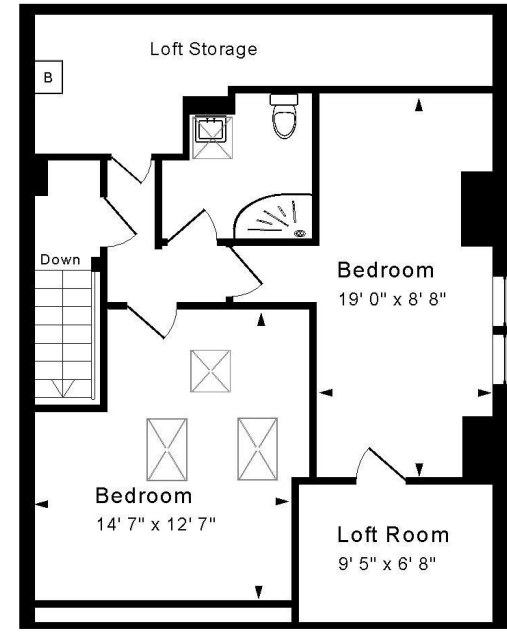




Ground Floor



First Floor



Second Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>		

58

78



Tenure: Freehold
Council tax band: 'E'
£2,842.00 (2026/2027)



Approx. Gross Internal Floor Area: 2,270 Sq. Ft. / 211 Sq M
Includes Loft Room and restricted headroom. Excludes Store and Loft Storage
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120 Lower Oldfield Park, Bath BA2 3HS

