

# whiteley helyar



1,929 ft<sup>2</sup>



4/5 bedrooms



2 bathrooms



driveway  
parking

Guide Price                      £1,100,000

105 Lower Oldfield Park, Bath, BA2 3HR

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A stylish and beautifully presented four/five bedroom semi detached house with driveway in this convenient and sought after location. This spacious and versatile property has been extended to the rear creating a utility room and two additional flexible rooms on the ground floor as well as the potential to cover the loft space subject to the relevant consents.

### ACCOMMODATION

vestibule and entrance hall  
sitting room with bay window  
family room with double doors to the garden  
stylish kitchen dining room

utility room/wc  
dining room/bedroom and separate study  
four further bedrooms  
family bathroom  
en-suite shower room to master bedroom

### EXTERNALLY

The property benefits from a driveway providing space to park two vehicles to the front and a spacious south westerly facing garden to the rear mainly laid to lawn with large patio perfect for entertaining, additional patio as well as a large timber garden store and gated side and rear access.

### LOCATION

The house occupies a very popular position, within a short walk 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.

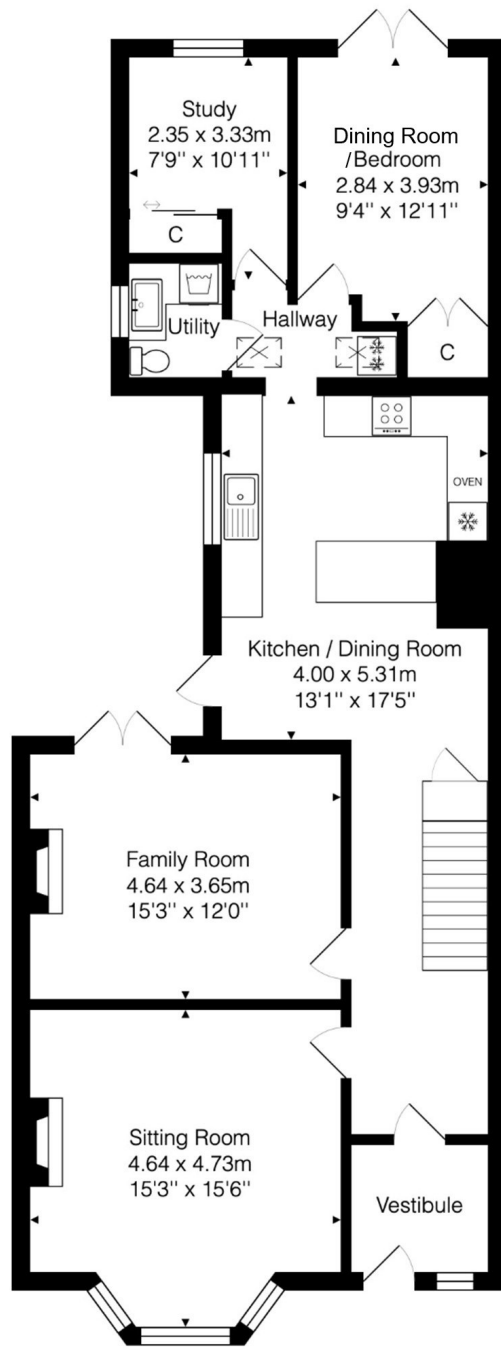




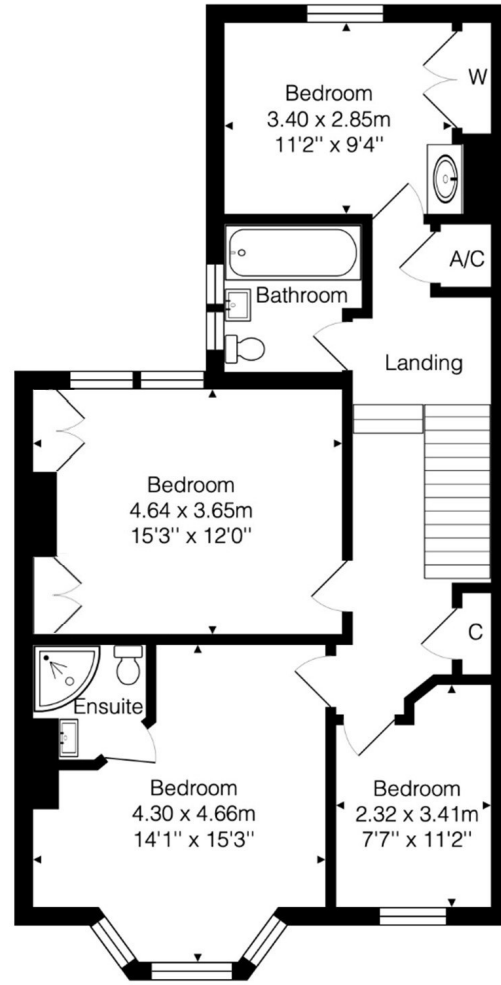


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		81
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	10	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Reference: 9983-0200-5502-3412-1610



Ground Floor  
Area: 102.7 m<sup>2</sup> ... 1106 ft<sup>2</sup>



First Floor  
Area: 76.5 m<sup>2</sup> ... 823 ft<sup>2</sup>

Total Area: 179.2 m<sup>2</sup> ... 1929 ft<sup>2</sup>

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 purely for illustrative purposes only and should be used as such by any prospective purchaser. Area includes internal and external wall thickness



Tenure: Freehold  
Council tax band: 'E' £2,333.17