



Denmark Road
Oldfield Park | Bath

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- Grade II listed late Georgian property
- No onward chain
- Attractive period features
- Open plan living room and dining room
- South facing garden
- Large garage and rear vehicle access
- Two double bedrooms
- Conservatory opening to the kitchen
- Close to Moorland Road shops and cafes
- Easy access to the city centre



Summary

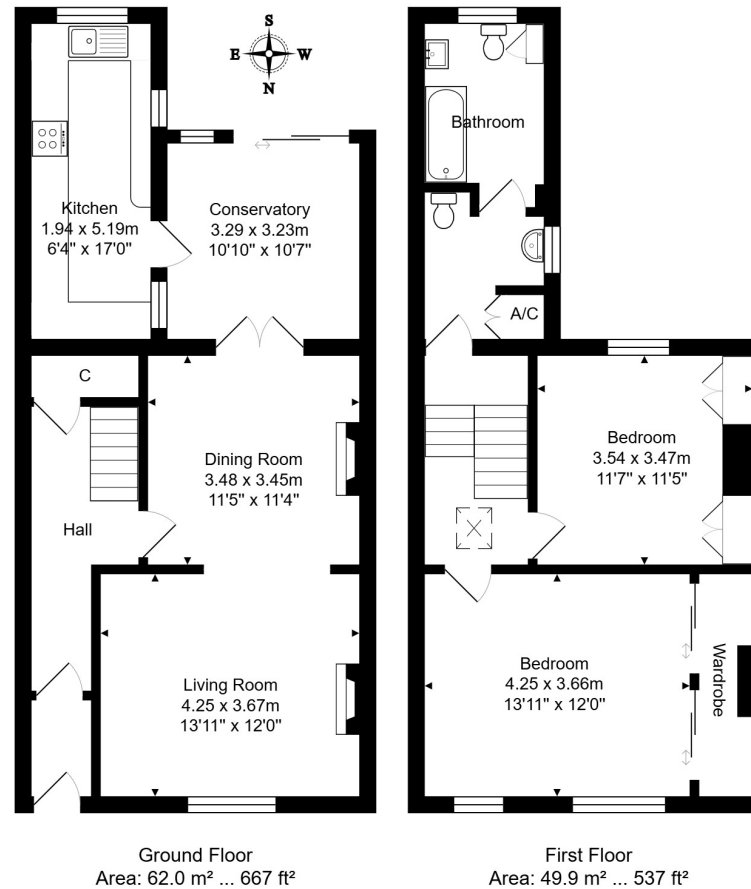
A rare opportunity to purchase an attractive late-Georgian Grade II listed property in a sought-after location. Offered for sale with no onward chain, this Bath stone property forms part of a handsome terrace in the popular Oldfield Park area of Bath. The house retains many attractive period features and offers light, spacious, well-proportioned accommodation arranged over two floors. It also has a secluded south facing patio and pretty garden, leading to a large garage with rear vehicle access. The accommodation extends to approximately 1,200 sq. ft and is accessed via an entrance hallway with an internal porch. To the front of the ground floor is a spacious living room open plan to the dining room, providing a flexible reception space with an attractive period fireplace. To the rear, French doors lead through to the conservatory, which enjoys a pleasant outlook over the patio and garden, along with the adjoining galley kitchen. On the first floor are two generous double bedrooms. The principal bedroom, positioned at the front of the house, is particularly spacious and benefits from attractive tripartite sash windows with colonnette mullions, providing an appealing example of the property's period character. The second double bedroom overlooks the garden, while the first floor is completed by a bathroom and additional separate WC. Outside, there is also shed and artist's summerhouse. The large garage is an especially valuable feature in this part of Bath. There is scope to create a hardstanding for parking if preferred. Denmark Road has permit parking and is a no-through road with a children's park at the end of it.

Location

Denmark Road is ideally situated close to a range of local shops, amenities and excellent transport links, while also being within comfortable walking distance of Bath city centre. The popular Moorland Road is nearby, offering an excellent selection of independent shops, cafés, bars and everyday amenities, while the large central Sainsbury's supermarket, Marks and Spencer Foodhall and Lidl supermarket are also within easy reach. Local schools include Hayesfield Girls' School & Mixed Sixth Form and Oldfield Park Infants' School at the end of the road. Bath city centre has an extensive choice of shopping, restaurants, cafés and cultural attractions. Oldfield Park train station provides convenient rail connections to Bath Spa and Bristol Temple Meads. For those who enjoy walking and cycling, the Two Tunnels Greenway offers attractive routes in both directions, while the nearby Kennet & Avon Canal towpath provides further opportunities to explore the surrounding area.

Additional Property Information

- Leasehold tenure of 491 years from June 1834 (299 years remaining)
- Ground rent of £6 per annum
- EPC rating E
- Council Tax band C



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.
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