

NASH & CO

Old Newbridge Hill

Newbridge | Bath

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41 Old Newbridge Hill, Newbridge, Bath, BA1 3LU
Guide Price £600,000







Summary

Offered for sale with no onward chain, this detached bungalow is situated in the popular Newbridge area of Bath and occupies a generous plot with an attractive, mature, westerly facing rear garden. The property also benefits from a garage and driveway parking and, while requiring some modernisation, offers excellent scope for improvement and potential extension. The accommodation comprises a wide entrance hallway, two double bedrooms with fitted wardrobes, a bright L-shaped living and dining room, kitchen, modern bathroom and a rear conservatory. Outside, the mature rear garden provides an excellent space, enjoying a westerly aspect and offering considerable potential for landscaping and entertaining. Additional useful storage is provided by a garden storeroom and undercroft space beneath the front sun terrace. A further feature is the existing loft room, which is accessed via a loft ladder and benefits from a window overlooking the garden. There is potential to enlarge or further convert the loft, subject to the necessary planning permissions and building regulations approvals (STPP).

Location

Old Newbridge Hill enjoys a convenient and well-connected location, with a good range of everyday amenities close at hand. Chelsea Road is within easy reach and offers a selection of cafés, a bakery, SPAR convenience store, delicatessen and hardware shop. There is also a doctors' surgery and pharmacy on Newbridge Hill, while the Royal United Hospital is conveniently located nearby. The area is well served by local schools, including Newbridge Primary School and Oldfield Academy. For those who enjoy walking and cycling, the nearby riverside footpath and cycle route provide a scenic and largely traffic-free connection into Bath city centre and westwards towards Bristol. The route also gives access to Linear Park and the popular Two Tunnels Greenway. Newbridge Road also provides direct access to the A4 towards Bristol, while the M4 motorway at Junction 18 can be reached via Lansdown Lane. Regular bus services operate along both Newbridge Road and Newbridge Hill, providing convenient access to Bath city centre. Combining excellent local amenities, green spaces, travel routes and convenient public transport connections, Old Newbridge Hill is an attractive and practical location.







- Detached bungalow
- No onward chain
- Two bedrooms, plus loft room
- L-shaped living/dining room with
- Scope to convert the loft STPP
- Extensive westerly facing gardens
- Garage and driveway parking
- Newbridge location
- Conservatory
- Would benefit from modernisation throughout

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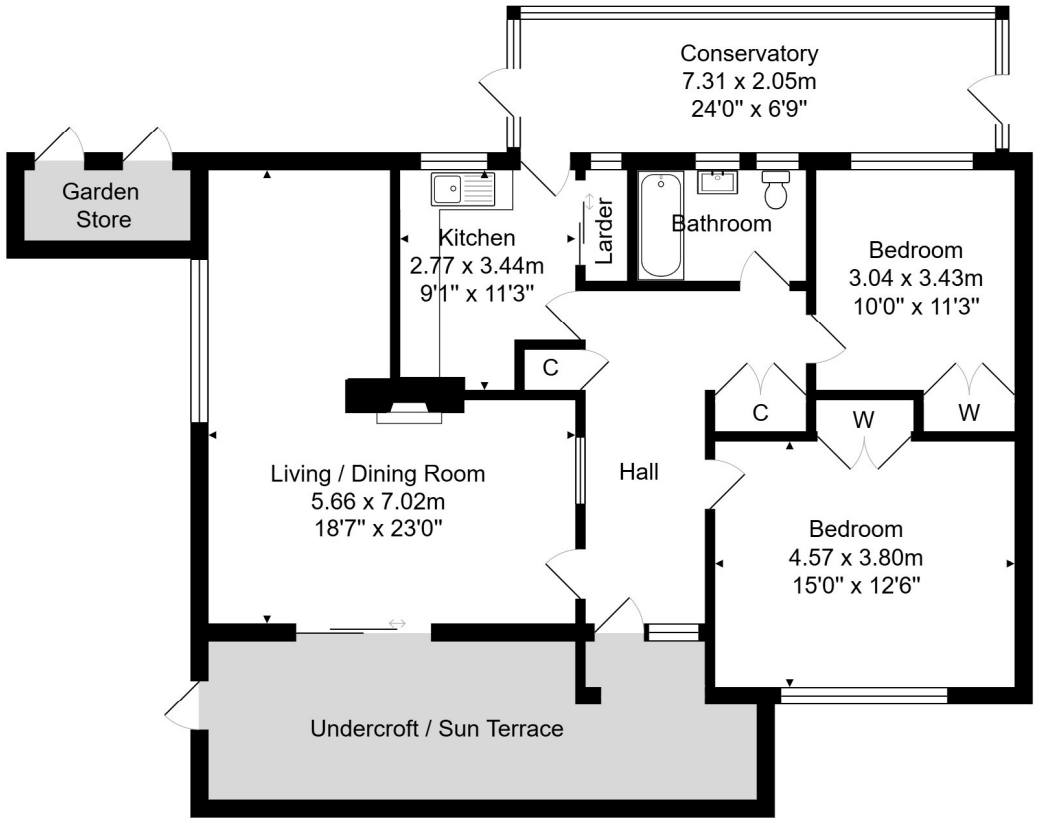
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Additional Property Information

- Freehold tenure
- EPC rating D
- Council Tax band E

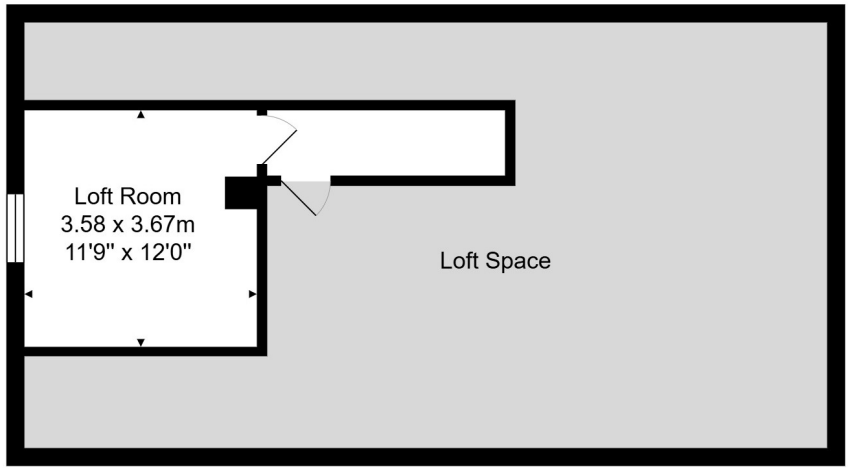
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Ground Floor
Area: 110.9 m² ... 1194 ft²



Garage
Area: 15.7 m² ... 169 ft²



Loft Room / Storage
Area: 81.7 m² ... 880 ft²

Total Area: 110.9 m² ... 1194 ft² (excluding garden store, garage, loft room, loft space, undercroft / sun terrace)

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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