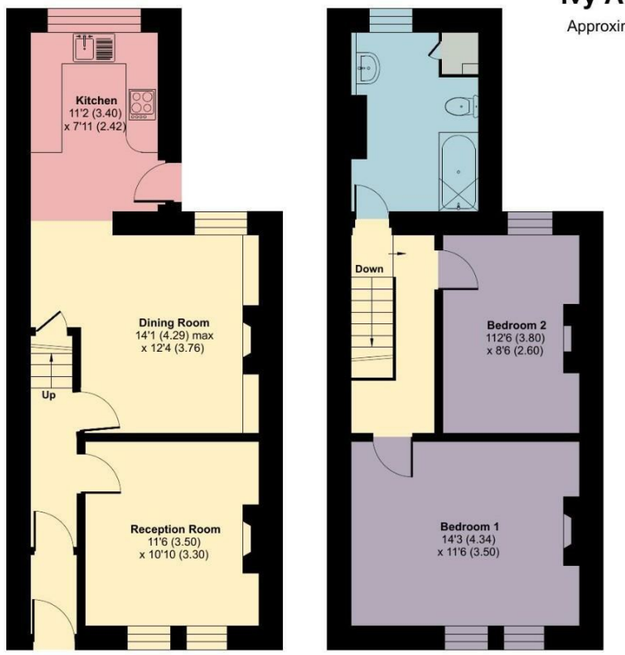
## FLOOR PLAN:



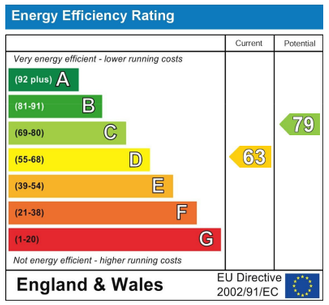

**Ivy Avenue, Bath, BA2**

Approximate Area = 894 sq ft / 83 sq m

For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Zest Sales and Lettings Ltd. REF: 1498352

## EPC CHART:




## ZEST PROPERTY SERVICES

1a Mile End
London road
Bath
Ba1 6pt

T: 01225 48 10 10
E: happytohelp@zestlovesproperty.com

VIEWING AND OFFER PROCEDURE: If you wish to view this property, please contact our office on the number provided. All offers on this property should be made through this office. In order to fulfill our responsibilities to the seller, when offering on this property, you will be asked a series of questions about how you intend to fund the purchase and whether or not your offer is dependent on the sale of another property. This information provided by you, along with the amount of your offer, will then be forwarded onto the seller for consideration.

MONEY LAUNDERING REGULATIONS – Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation with this in order that there will be no delay in agreeing the sale.

DISCLAIMER:: All appliances, apparatus, equipment, fixtures and fittings listed in these details are only 'as seen' and have not been tested by Zest, nor have we sought certification of warranty or service, unless otherwise stated. It is in the buyers interests to check the working condition of any appliances. Any floor plans and or measurements provided are given as a general guide to room layout and design only. They are supplied for guidance only – they are not exact and must not be relied upon for any purpose, and therefore must be considered incorrect. As a potential buyer you are advised to recheck the measurements before committing to any expense. These details are offered on the understanding that all negotiations are to be made through this company. Neither these particulars, nor verbal representations, form part of any offer or contract, and their accuracy cannot be guaranteed. Zest has not sought to verify the legal title of the property and the buyer(s) must obtain verification from their solicitor.



# 41, Ivy Avenue, Bath, BA2 1AJ

2 Bedroom House

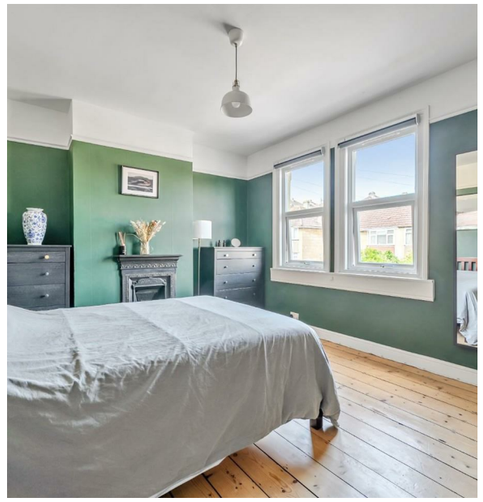
**Guide price £400,000**

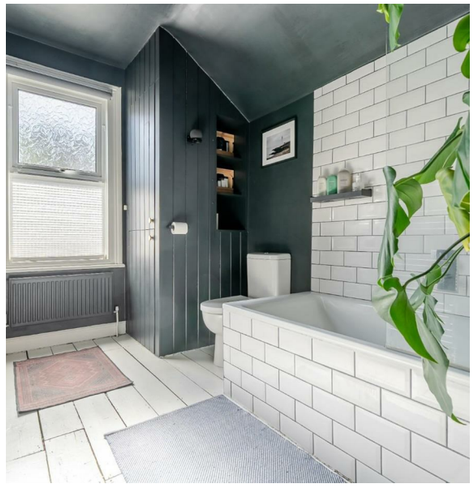
- A charming mid terraced period home, sold with no onward chain
- Kitchen, dining room, living room, two double bedrooms, bathroom
- Freehold. Council tax band C. EPC rating D.
- Close to the local amenities of Oldfield Park
- Terraced rear garden, free on street parking,

## DETAILS

A beautifully presented period residence, set within the sought after location of Oldfield Park









Situated on a quiet residential street in the sought-after area of Oldfield Park, this beautifully presented mid-terrace property offers well-proportioned and versatile accommodation arranged over two floors.

The ground floor comprises a well-equipped Shaker-style kitchen, a separate dining room and a welcoming living room, both featuring exposed wooden floorboards, attractive feature fireplaces and useful built-in storage.

Upstairs, there are two generous double bedrooms, complemented by a stylish and well-appointed family bathroom.

Externally, the property boasts a beautifully landscaped terraced garden, complete with a useful outbuilding, providing an ideal space for outdoor entertaining and relaxation. The property also benefits from free on-street parking to the front.

Location
Oldfield Park is a popular location and close to Moorland Road shopping parade with its vast array of independent shops, cafes, takeaways and small supermarket. Oldfield Park further benefits from a doctors' surgery, dental practice, gym and badminton club. This location offers easy access to the city and Oldfield Park railway station (just 0.4 miles away) with its connection to Bristol Temple Meads and Bath Spa station. There are local schools nearby including Oldfield Park Junior School, Moorlands Infant School, Hayesfield Girls School and Beechen Cliff. The property is also close to university bus routes for Bath Spa University and Bath University.



