



30 LOWER OLDFIELD PARK

Bath, BA2



A FOUR-BEDROOM SEMI-DETACHED FAMILY HOME

Retaining many period features including high ceilings, fireplaces and wooden floorboards, this charming home offers excellent potential.

			EPC
4	1	2	E

Services: We are advised that the property is connected to mains gas, electricity, water and drainage.
Local Authority: Bath and North East Somerset Council
Council Tax Band: E
what3words: ///attend.truth.lively
Method of Sale: We are advised that the property is Freehold.
Viewings: Strictly by prior appointment with the agent Knight Frank LLP.



SITUATION

Oldfield Park lies on the southern fringes of Bath city centre and is a popular residential area with its own railway station and several bus routes. Moorland Road serves as the area's high street, offering a supermarket, a variety of independent shops, cafés and restaurants. Local primary and secondary schools are within walking distance. Oldfield Park also benefits from several nearby green spaces, including Brickfields Park, which borders the surrounding countryside, Linear Park and the Two Tunnels Cycle Path.

Bath offers an excellent range of independent retailers, restaurants, museums, theatres and art galleries, all within easy reach. The city is also renowned for its excellent schools, while the University of Bath enjoys an international reputation for academic excellence and its world-class sporting facilities.



THE HOUSE

A four-bedroom semi-detached family home arranged over three floors in a popular residential area. Featuring high ceilings, wooden floorboards and fireplaces throughout, the property offers excellent potential for modernisation and enhancement.

A spacious entrance hall is situated on the middle floor, where there are two generously proportioned rooms positioned to the front and rear, both benefitting from fireplaces and large windows.

On the lower ground floor, tiled flooring runs throughout the kitchen, dining room, hallway and utility areas. The kitchen is fitted with wooden units, an island/breakfast bar, a gas hob and an electric oven. The hallway also provides a walk-in pantry, a WC and useful understairs storage cupboards. A door provides access to the side pathway, connecting the front of the property and the rear garden.

The first floor comprises three bedrooms and a family bathroom.





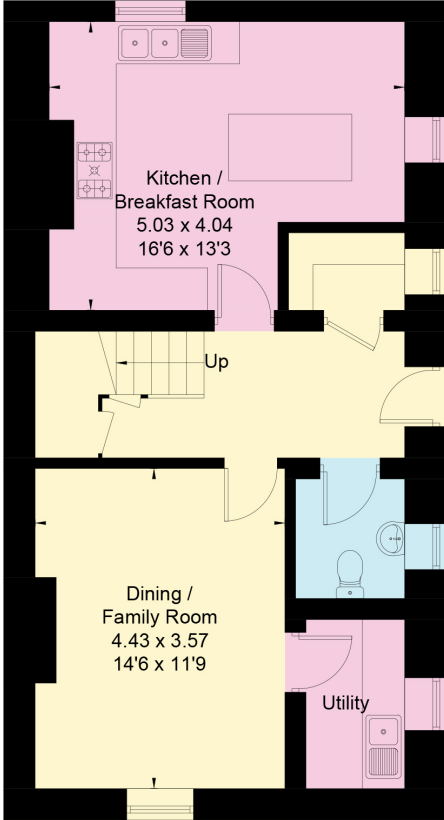
OUTSIDE

At the front of the property, a gate and pathway lead to the entrance. A side gate opens onto a pathway providing access to both the front garden and useful lower-ground storage area, as well as the rear garden.

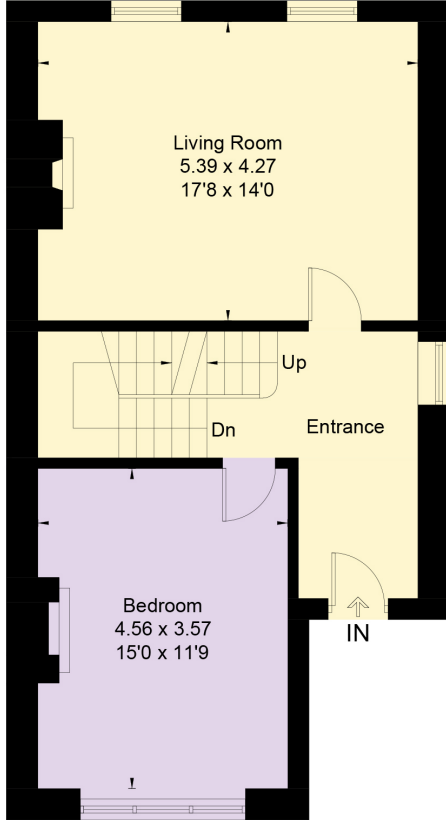
The rear garden is level and enclosed by a combination of walling and fencing, being laid predominantly to lawn with a paved terrace to the rear.



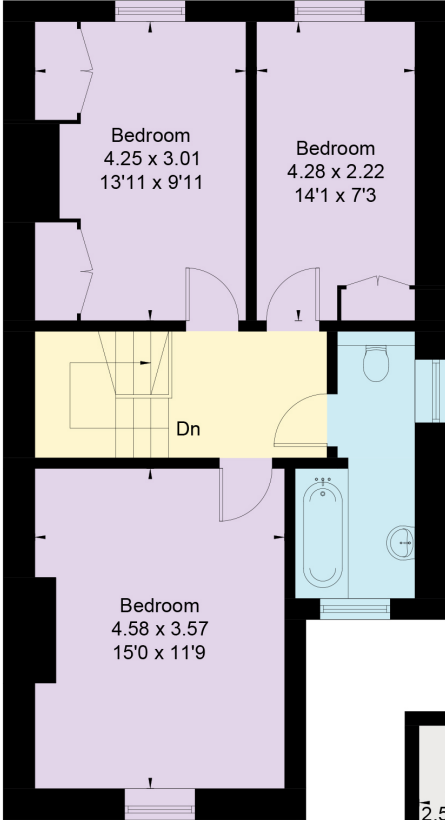
Approximate Floor Area = 164.8 sq m / 1774 sq ft
Outbuilding = 3.6 sq m / 39 sq ft
Total = 168.4 sq m / 1813 sq ft



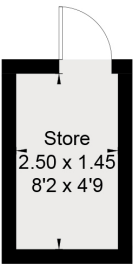
Lower Ground Floor



Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)



Sam Daniels

01225 325 992

sam.daniels@knightfrank.com

Knight Frank Bath

4 Wood Street

BA1 2JQ

knightfrank.co.uk

Your partners in property



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #112585

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated August 2026. Photographs and videos dated August 2026. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.

