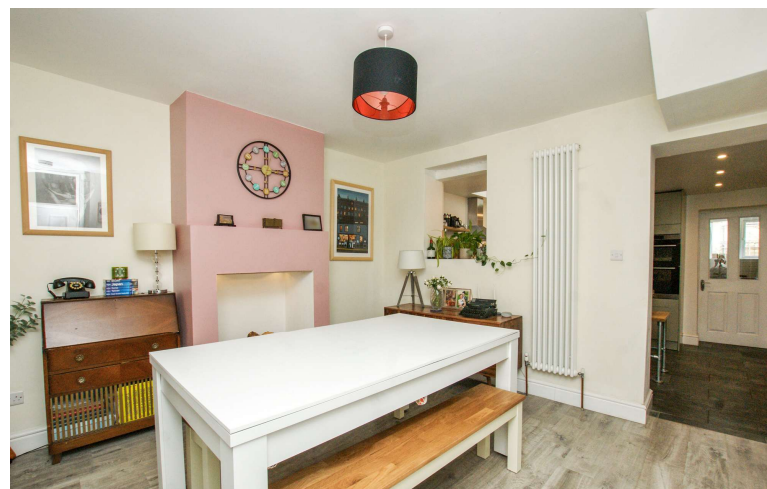




P 28
8 am - 6 pm
Permit holders
only

NASH
& CO

Brook Road
Oldfield Park | Bath



Summary

A well-proportioned and beautifully presented, three-bedroom Victorian terrace, ideally situated on Brook Road in the popular Oldfield Park area of Bath. The property offers approximately 1,260 sq. ft of accommodation arranged over three floors, with a good balance of living and bedroom space. The ground floor comprises a welcoming entrance hall; spacious open plan sitting room and dining room; modern fitted kitchen/breakfast room; rear utility room and cloakroom. The first floor provides two double bedrooms and a family bathroom with freestanding bath and shower; while the loft is converted to create a third bedroom with useful eaves storage. The property retains some attractive period character, including cast iron fireplaces. There is a large, level, east-facing rear garden, providing an excellent outdoor space for relaxing. Brook Road is particularly well placed for the amenities of Moorland Road, with its independent shops, cafés and everyday services, while Oldfield Park railway station is close by, providing services towards Bath Spa and Bristol Temple Meads. Bath city centre is also within comfortable walking distance

Location

Brook Road is well positioned in the popular residential area of Oldfield Park, with a good range of everyday amenities and transport links close at hand. The much-loved Moorland Road is within easy walking distance, offering a varied selection of independent shops, cafés, restaurants, bars and useful local services. There are also several supermarkets nearby, including Sainsbury's, Lidl and the M&S Foodhall at Weston Lock. Oldfield Park Railway Station is particularly convenient, being situated directly at the junction with Brook Road, and provides regular services towards Bath Spa and Bristol Temple Meads. Bath city centre is also within comfortable walking distance, with its wide choice of shops, restaurants, cafés and cultural attractions. The area is well served by local schools, including Oldfield Park Infant School and Hayesfield Girls' School & Mixed Sixth Form. For those who enjoy getting outdoors, the Two Tunnels Greenway and Linear Park are easily accessible, providing attractive walking and cycling routes away from the traffic. The nearby Kennet & Avon Canal towpath also offers a pleasant route for longer walks and exploring further afield.



- Attractive three-bedroom Victorian terrace
- Approximately 1,260 sq ft of accommodation over three floors
- Very well presented throughout
- Open plan living and dining rooms
- Large, level, rear garden
- Modern stylish kitchen/breakfast room
- Bathroom with freestanding bath and separate shower
- Utility and ground floor WC
- Close to Moorland Road shops and cafes
- Easy access to Oldfield Park station

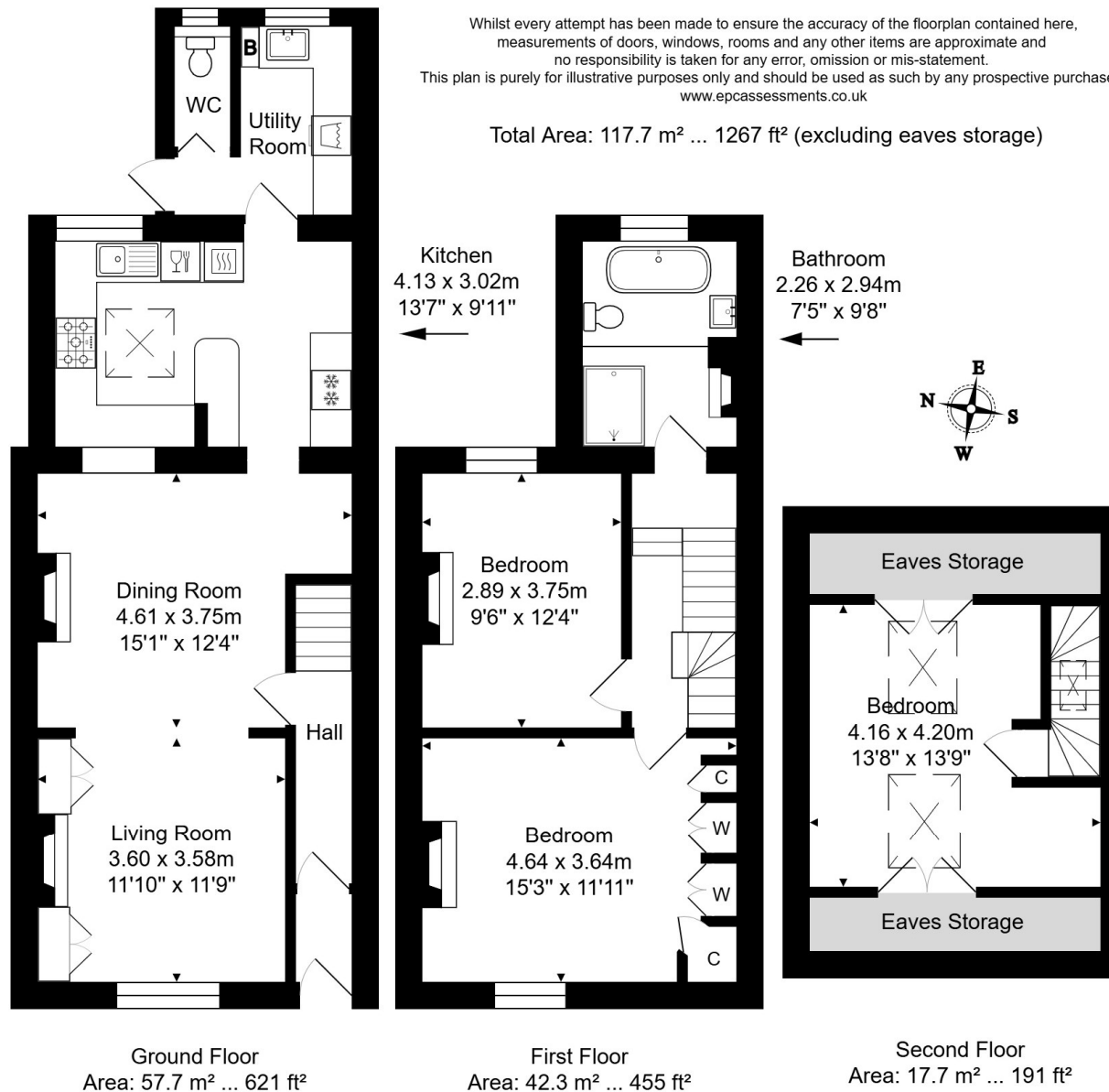
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement.
This plan is purely for illustrative purposes only and should be used as such by any prospective purchaser.
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Total Area: 117.7 m² ... 1267 ft² (excluding eaves storage)



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Agents Note: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute an offer of contract or part thereof. For your information, the agent has not tested any apparatus, equipment, fixtures and fittings or services, so cannot verify they are in working order. A buyer is advised to obtain verification from the solicitor or surveyor. Please note that measurements are approximate only.