

whiteley helyar



1,926 ft²



4 bedrooms



2 bathrooms



garage and
driveway parking

Guide Price £900,000

111 Lower Oldfield Park, Bath, BA2 3HR

A bright and spacious Victorian semi detached house retaining a number of delightful features such as beautiful tiled entrance hall, high ceilings, bay windows and feature fireplaces positioned in this convenient and sought after location. This well presented house has been thoughtfully extended creating a generous master suite with ensuite bathroom on the top floor, spacious 22ft open kitchen dining room with double doors opening to the garden and larger than average garage with loft storage.

ACCOMMODATION

porch and entrance hall
sitting room
study / family room
utility room and cloakroom

four double bedrooms
family bathroom with bath and wet area
separate cloakroom
en-suite bathroom to the master bedroom

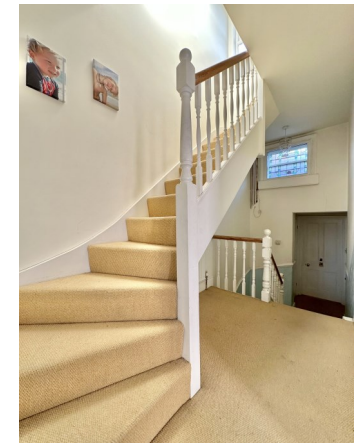
EXTERNALLY

The property benefits from a generous driveway providing space to park several vehicles to the front and a south westerly facing garden to the rear mainly laid to lawn complete with patio perfect for entertaining.

LOCATION

The house occupies a very popular position, being only a short walk from the city centre (with its vast array of shops and amenities), both Bath Spa and Oldfield Park railway stations and the extensive range of facilities on Moorland Road. The house is close to Hayesfield Girls School whilst Beechen Cliff school and some excellent primary schools are also within walking distance.

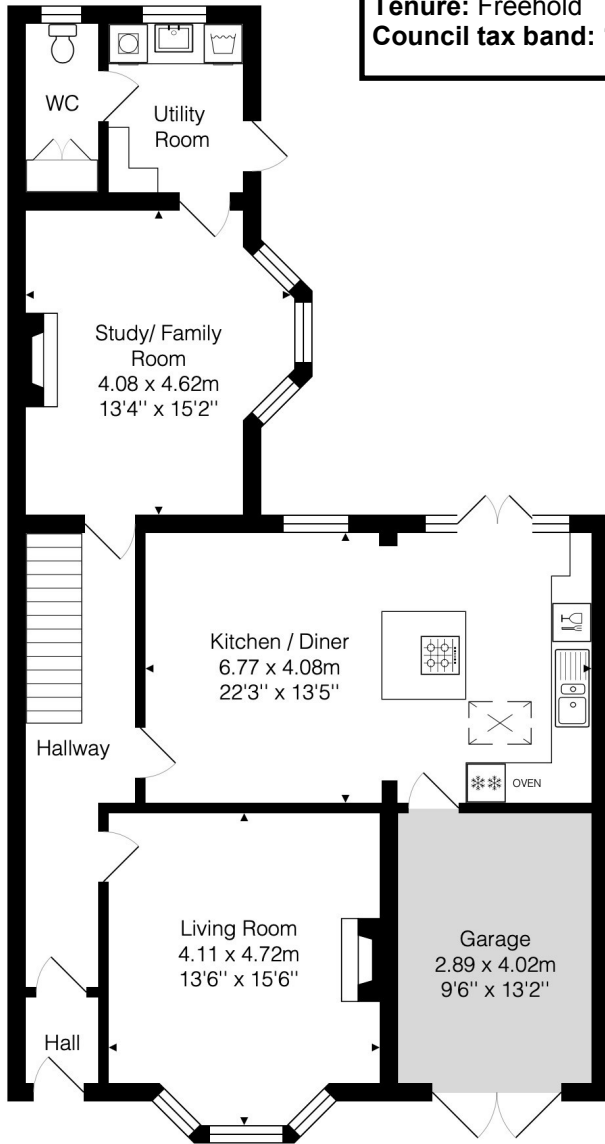




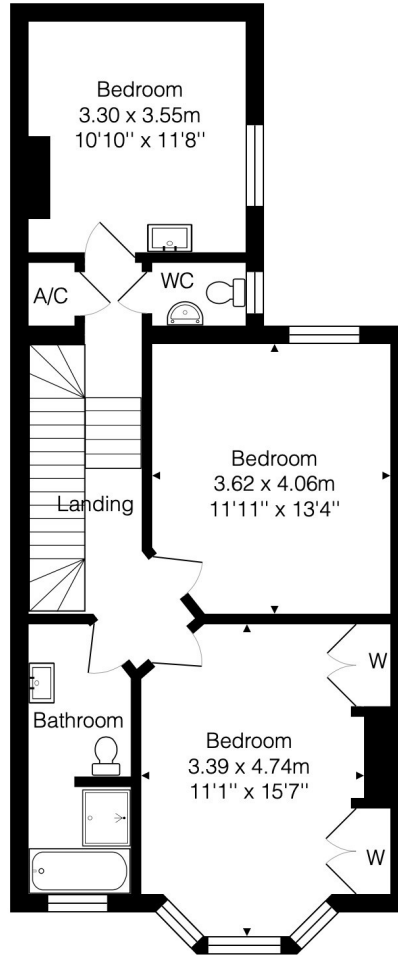
Tenure: Freehold
Council tax band: 'E' = £2,33317



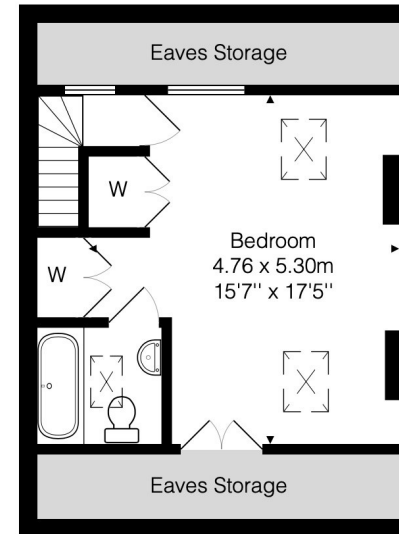
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Ground Floor
 Area: 86.4 m² ... 930 ft²



First Floor
 Area: 63.4 m² ... 682 ft²



Second Floor
 Area: 29.1 m² ... 314 ft²

Total Area: 178.9 m² ... 1926 ft² (excluding garage, eaves storage)

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.

Area includes internal and external wall thickness

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