Sydenham Buildings

Bath, BA2

Asking Price: £365,000

Madison Oakley


21
22

- 1002 sq foot.
- HMO or owner occupier opportunity
- Vacant possession
- Current HMO license in place
- Previously 4 bed HMO
- Characterful facade
- 3 first floor bedrooms
- 2 reception rooms
- Extended kitchen
- Gas central heating and double glazing
- Rear garden
- In need of updating



Operated recently as a 4 bed HMO (and since 1987) but now sold with vacant possession, the property now offers a good opportunity to either revamp and retain as an HMO investment or renovate and return to a family home.

Hugely convenient location with Bath Spa train station being a 0.8 mile walk and the hustle and bustle of Kingsmead Square just a 0.5 mile walk.

Kitchen extension to the rear and in all comprising three first-floor bedrooms, ground-floor bedroom/reception, kitchen, dining room and bathroom. Generous rear garden.

Gas central heating and double glazing.

Tenure - Freehold
EPC - D
Council Tax - C

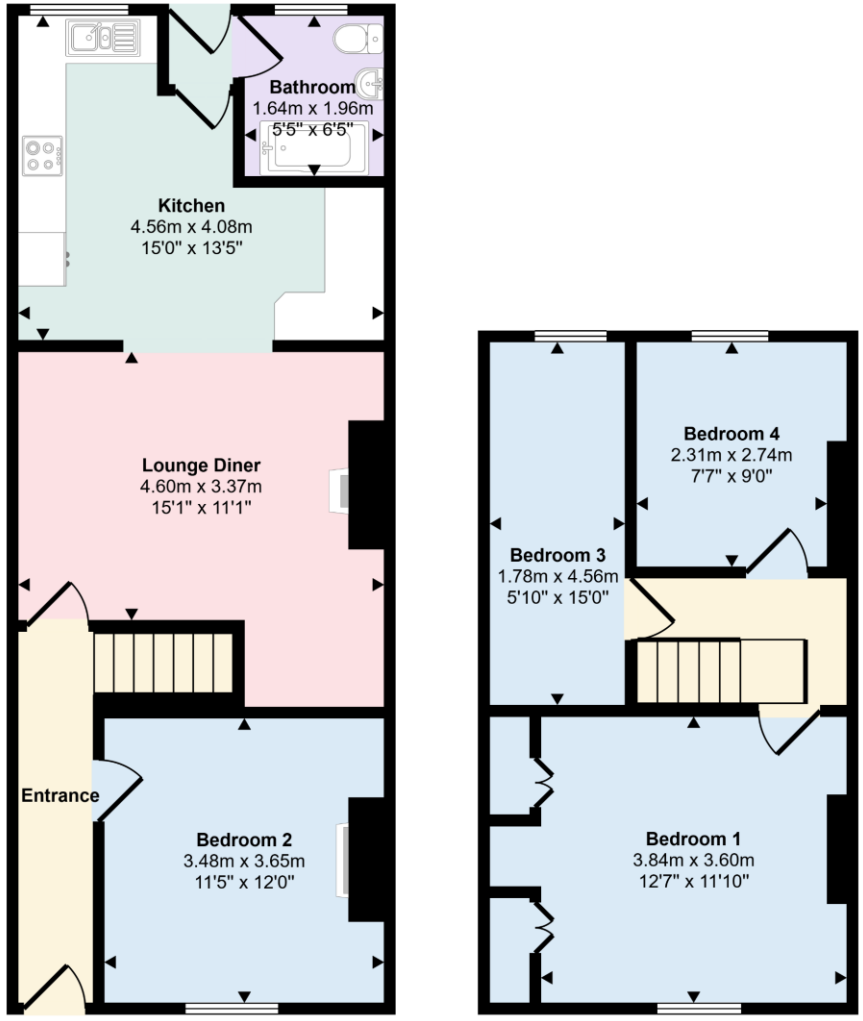








Approx Gross Internal Area
93 sq m / 1002 sq ft



Ground Floor
Approx 56 sq m / 602 sq ft

First Floor
Approx 37 sq m / 400 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.







Accommodation

Entrance hallway with typical investment layout. Ground floor bedroom to the front of the house. Open plan kitchen/living/dining room to the rear with bathroom off the kitchen area. On the first floor you have separate doors into three bedrooms.

Externally

The rear garden is mainly enclosed by fencing and brick wall and has been laid to patio and stone for easy maintenance.

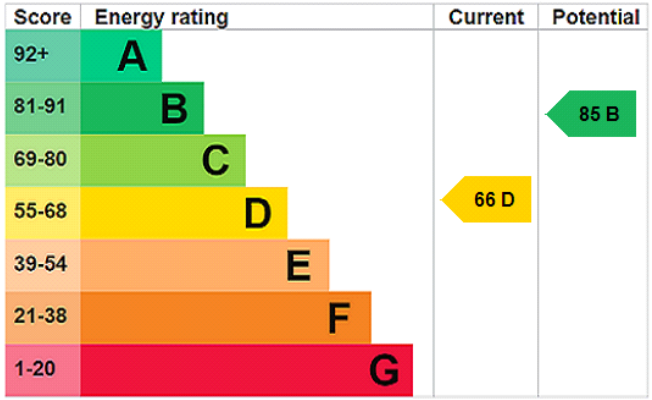
Location

Superbly located for access to town and bus routes to the university, you are approximately 0.8 of a mile to Bath's Bar Station and 0.5 of a mile to the thriving Kingsmead Square in the centre of Bath.

Agents Notes

We understand the property has been run as an HMO since 1987 and still has evidence of the HMO licence at the property. The property is however being sold with vacant possession and is available to investors looking to take this on as an ongoing HMO or owner occupiers looking to turn this back into a residential property





Madison Oakley
9 Moorland Road
BA2 3PL
T: 01225 466 525
E: info@madisonoakley.co.uk
www.madisonoakley.co.uk

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given.

Madison Oakley