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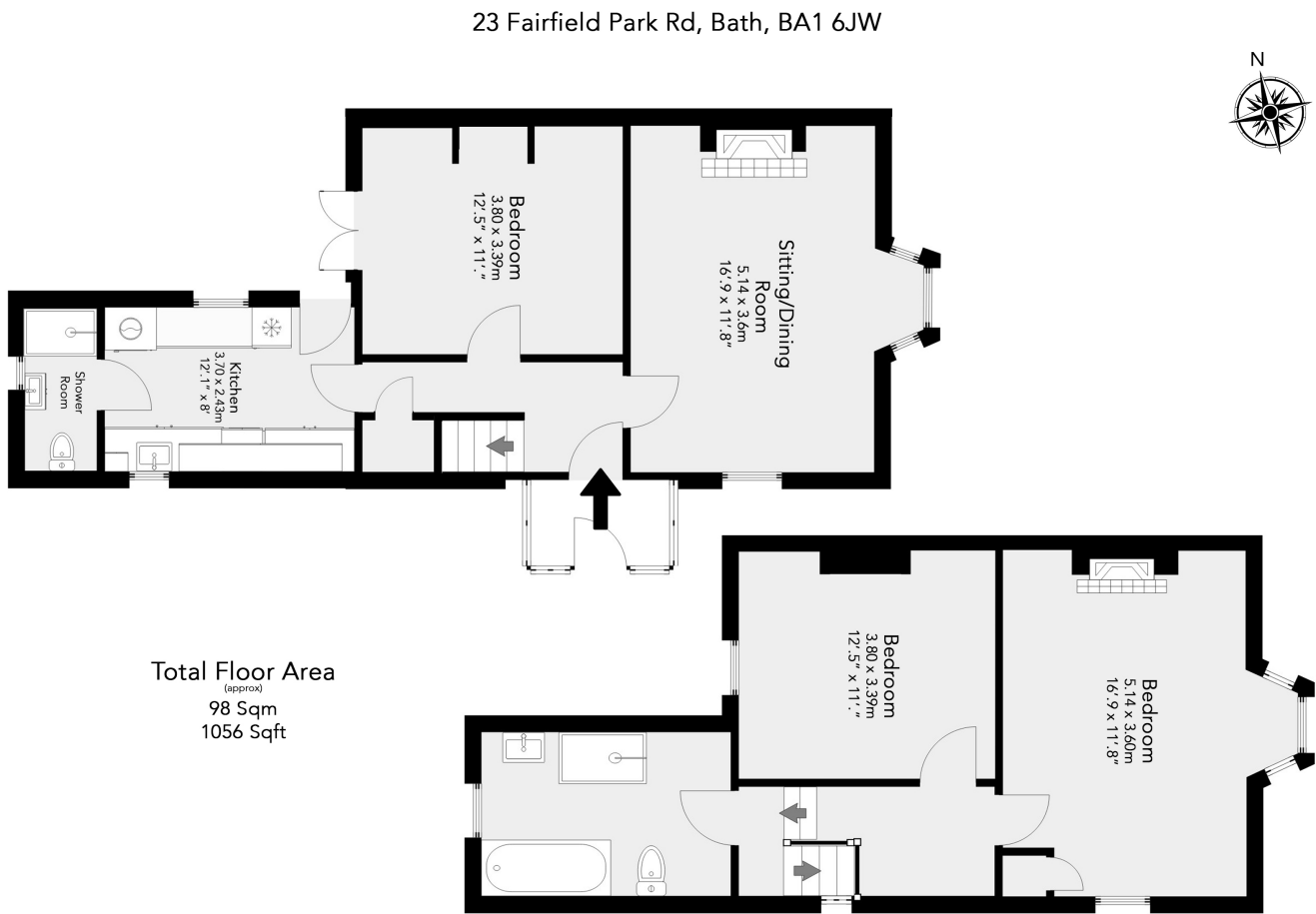
Bath & Bradford on Avon

Residential Sales



Fairfield Park Road, Bath





All measurements of walls, doors, windows, fittings and appliances, their size and locations are approximate and cannot be regarded as being an accurate representation neither by the vendor nor their agent

23 Fairfield Park Road
Bath
BA1 6JW

A delightful 2/3 bedroom semi-detached home offering extremely well-presented accommodation set within gardens which wrap around the house. Inside there are two reception rooms, bathroom and shower room as well as far-reaching countryside views.

Tenure: Freehold

£525,000

Situation

Fairfield Park Road is conveniently placed just off Camden Road and Eastbourne Avenue and is within easy walking distance of a number of excellent state and independent schools which includes St Stephen’s and St Saviour’s Primary Schools and Kingswood and The Royal High Schools. There is a convenience store and public house within striking distance along with a doctors practice and pharmacy. The comprehensive amenities in nearby Larkhall Village, include a delicatessen, organic butchers, hardware store, national chain supermarket, convenience store and post office, public house, independent theatre and community centre.

The UNESCO World Heritage City of Bath is within a 20 minute walk and offers a wonderful array of chain and independent shopping, a fine selection of restaurants cafes and wine bars and many well respected cultural activities which include a world famous music and literary festival, the newly refurbished One Royal Crescent and Holborn Museums and many pre–London shows at The Theatre Royal.

World class sporting facilities are available at nearby Bath Rugby and Cricket Clubs and at Bath University and Lansdown Tennis Squash and Croquet Club are also within easy reach.

Communications include a direct line to London Paddington, Bristol and South Wales from Bath Spa Railway Station, The M4 Motorway, junction 18 is approx. 8 miles to the north via the nearby A46 and Bristol airport is 18 miles to the west.

General Information

Services: All main services are connected
Heating: Gas fired central heating
Tenure: Freehold
Council Tax Band: D

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Description

23 Fairfield Park Road was once a 3–bedroom cottage but now has the benefit of an upstairs bathroom and shower downstairs but still retaining the proportions of a 3–bedroom property.

There is a recently added porch/entrance located to the side of the property which provides a welcoming space before the main hallway. The sitting room is located to the front of the house overlooking the gardens and having a superb country view from the bay window. There is a dining room set centrally within the house, opening to the rear garden, as does the kitchen, which in turn leads to the ground floor shower room.

Upstairs the generous landing accommodates a modest study area and leads to both double bedrooms and a large bathroom.

Externally the gardens wrap around the cottage and give various private seating areas from which to enjoy the view as well as the well–stocked and mature borders and planting.

Accommodation

Ground Floor

The front door leads into a glazed entrance porch.

Entrance Porch

With double glazed roof, tiled flooring, power points and wooden inner to the hallway.

Hallway

With stairs rising to the first–floor landing, understairs storage cupboard, side aspect frosted window, consumer unit, shelving storage, single panelled radiator and obscured glazed door through to kitchen.

Sitting Room

Being dual aspect to side and front, double glazed bay window with a smashing view of the local countryside and towards Solsbury Hill, feature fireplace, inset tiling, slate hearth and recessed shelving either side, double panelled radiator, picture rail, cornicing and central ceiling rose.

Dining Room

With feature chimney breast and fireplace, recessed shelving, single panelled radiator and double opening doors which lead out onto the rear terrace and garden.

Kitchen

Comprising a matching range of eye and base level units, square top quartz effect worksurface areas, matching upstand, inset single bowl stainless steel sink with mixer and drainer, breakfast bar, space and plumbing for washing machine, space for upright fridge/freezer, upright oven with glass splashback and extractor over, built–in slimline dishwasher, side aspect double glazed windows, herringbone flooring, exposed original ceiling timbers and window lintels, part obscured glazed rear door leading out to terrace and door through to downstairs shower room.

Shower Room

Comprising low flush WC with concealed cistern, wash hand basin set into vanity cupboard, 1½ width shower cubicle with thermostatic shower, chrome riser and glazed sliding screen, rear aspect double glazed window, water heated towel rail, downlighting and tiled flooring.

First Floor

Split landing leads to the bathroom.

Main Bathroom

To the rear comprising low flush WC, bath with mixer taps, pedestal wash hand basin, separate shower cubicle with thermostatic shower and chrome riser, part obscured double glazed rear aspect window, part tiled walls, stripped and exposed floorboards, double airing cupboard with shelving and housing the Valient boiler.

Main Landing / Study area

With study area, access to the loft and side aspect window.

Bedroom 1

With front and side aspect, double glazed window with the front being a bay with the same view as the sitting room, feature fireplace, inset tiling, cast iron fireplace, wooden surround and mantle, single panelled radiator, picture rail and built–in single wardrobe with cupboard above.

Bedroom 2

With rear aspect double glazed window, feature fireplace, exposed wooden flooring and single panelled radiator.

Externally

The property is approached via a wrought iron gate leading to a flag stone laid path with steps leading to the front door, located to the side of the property. The steps and pathway lead past the front garden with an area of lawn, enclosed by mature hedgerow, closed board fencing and mature borders. A rose arbor lies to the side of the property where there is also a patio area and gated side access to the rear garden.

To the rear of the property the doors from the kitchen and dining room lead out onto a flagged stone side patio area which is private and enclosed by original stone walling. A path leads to the rear of the property and side entrance with shingled area, mature planting, water butt. Steps rise to the upper part of the garden with mature flowering borders, trees, green house, raised vegetable beds, timber garden shed and a further sitting area.

