South View Road

Oldfield Park, Bath, BA2

Asking Price: £275,000

Madison Oakley


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- 680sqft
- No chain
- Two storey Victorian terrace
- South facing level garden
- Renovation project
- Retained character
- Resident permit parking

- Two open plan receptions
- Kitchen & lean to
- First floor double bedroom, dressing area & bathroom
- Rearrangement capability to 2 beds



Presently arranged as a one bedroom house but with the capacity and space to be rearranged and extended as neighbours have done - a two storey 680sqft Victorian terrace with an open plan pair of receptions, kitchen, lean to, large double bedroom with dressing area and a first floor bathroom.

Ideally located close to Oldfield station, Moorland Rd shopping and Lower Bristol Rd commuter routes. Enjoying a generous 39ft x 12ft south facing rear garden.

Refurbishment required but with gas central heating in place.

EPC rating E
Council tax band C
Tenure Leasehold

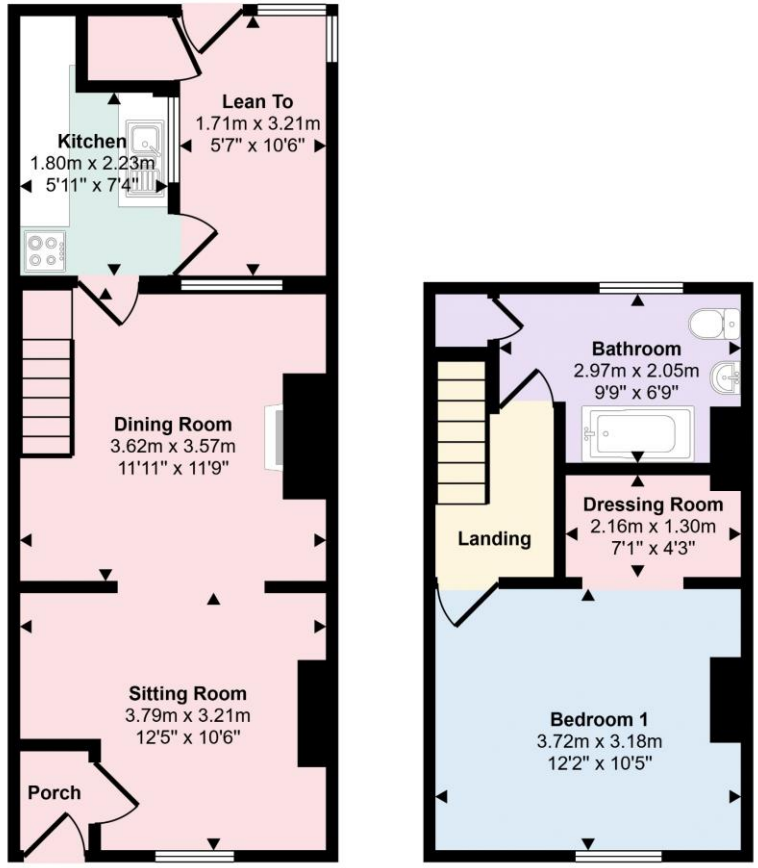








Approx Gross Internal Area
63 sq m / 680 sq ft



Ground Floor
Approx 38 sq m / 406 sq ft

First Floor
Approx 25 sq m / 273 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

Ground floor small hall into open plan sitting & dining rooms, kitchen and lean to (with utility cupboard off). First floor landing, front large bedroom with dressing area off, rear three piece bathroom. Capacity to rearrange first floor accommodation into two bedroom layout.

External Amenities

South facing rear garden - 39ft x 12ft - with lawn and trees/shrubs. Fences to side and rear. Rear pedestrian access.

Location

Only a third of a mile over the railway past Oldfield Park station to the heart of Moorland Rd shops. Convenient for Windsor Bridge/Lower Bristol Rd commuter & bus routes at the north end of Brook Rd. 1.2miles to the city centre (Guildhall).

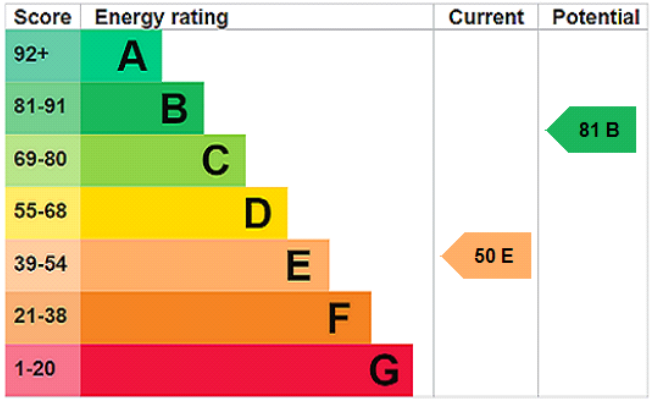
Agents Notes

The property is leasehold - 982yrs from 1893 with a ground rent of £1.15s.0d

Although the north side of South View Road was completed by 1886, the southern terrace was constructed from 1892 onwards on what was orchards backing onto Caledonian Road. At the time, South View Rd was flanked at each end by Gladstone Terrace (to the east before Denmark Road - then Denmark Terrace and East Twerton Terrace) plus Sydney Buildings and Dorset Terrace (on Brook Road). To the north of South View Rd (next to the Pitman Printing Works) was Twerton East Buildings, Parkhouse Buildings and Elmgrove Villa.

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