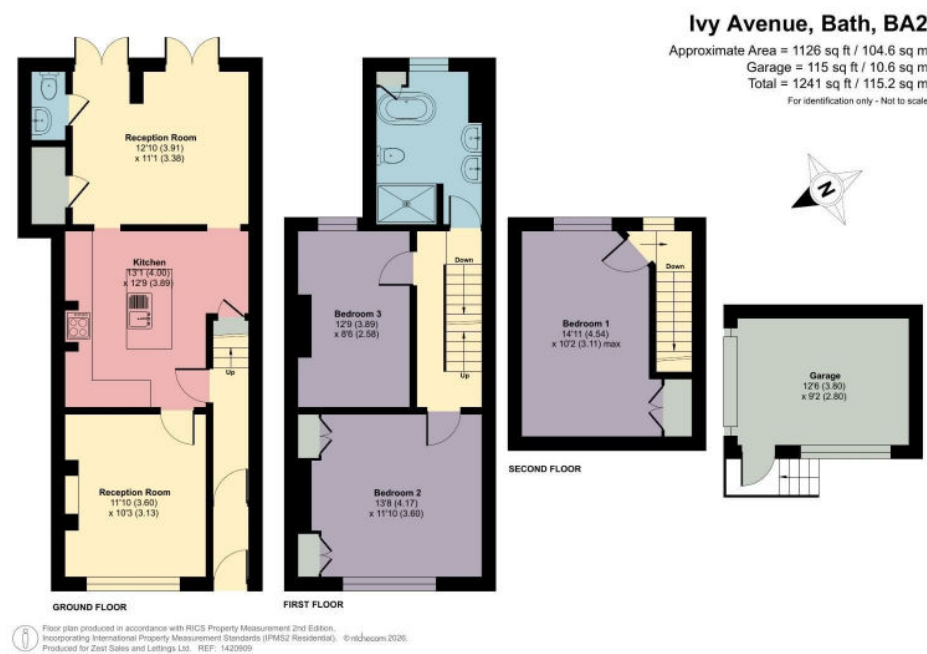
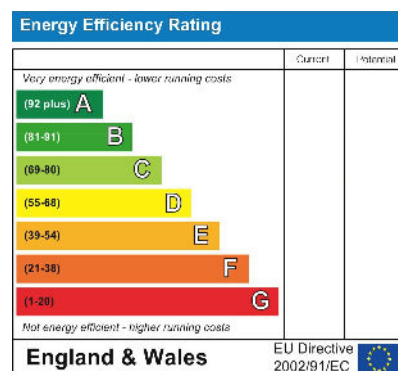


FLOOR PLAN:



EPC CHART:



ZEST PROPERTY SERVICES

1 a Mile End
 London road
 Bath
 BA1 6pt

T: 01225 48 10 10
 E: happytohelp@zestlovesproperty.com



VIEWING AND OFFER PROCEDURE: If you wish to view this property, please contact our office on the number provided. All offers on this property should be made through this office. In order to fulfill our responsibilities to the seller, when offering on this property, you will be asked a series of questions about how you intend to fund the purchase and whether or not your offer is dependent on the sale of another property. This information provided by you, along with the amount of your offer, will then be forwarded onto the seller for consideration.

MONEY LAUNDERING REGULATIONS – Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation with this in order that there will be no delay in agreeing the sale.

DISCLAIMER: All appliances, apparatus, equipment, fixtures and fittings listed in these details are only 'as seen' and have not been tested by Zest, nor have we sought certification of warranty or service, unless otherwise stated. It is in the buyers interests to check the working condition of any appliances. Any floor plans and or measurements provided are given as a general guide to room layout and design only. They are supplied for guidance only – they are not exact and must not be relied upon for any purpose, and therefore must be considered incorrect. As a potential buyer you are advised to recheck the measurements before committing to any expense. These details are offered on the understanding that all negotiations are to be made through this company. Neither these particulars, nor verbal representations, form part of any offer or contract, and their accuracy cannot be guaranteed. Zest has not sought to verify the legal title of the property and the buyer(s) must obtain verification from their solicitor.



1, Ivy Avenue, Bath, BA2 1AJ

3 Bedroom House - End Terrace

Guide price
 £495,000

- Stunning three bedroom end of terrace property
- Three double bedrooms and beautiful family bathroom
- Outbuilding - ideal for home office or workshop and off road parking for one car
- Open plan kitchen/diner and living space with downstairs cloakroom and utility space
- Pretty split level rear garden
- Freehold, EPC rating TBC, Council tax band C

DETAILS

A beautifully presented three bedroom family home in the heart of Oldfield Park. Sympathetically refurbished throughout, offering ample living space, garden outbuilding and off road parking.



DESCRIPTION

Situated on a quiet residential street in Oldfield Park, this beautifully presented end-of-terrace property has been sympathetically renovated throughout. The ground floor features a stunning open-plan kitchen and dining area with integrated appliances and a central island, flowing seamlessly into a bright living space with French doors opening onto the garden. There is also a convenient downstairs cloakroom and utility area. At the front of the property, a separate living room provides a cosy retreat, complete with a charming feature fireplace. On the first floor, you will find two generous double bedrooms,

along with a stylish family bathroom featuring a freestanding bath and a walk-in shower. The top floor offers a further third bedroom with built-in storage. To the rear, the property boasts a lovely split-level garden and an outbuilding, ideal for conversion into a home office or workshop. The property also benefits from an off-road parking space in front of the outbuilding, in addition to free on-street parking at the front.

LOCATION

Oldfield Park is a popular location and close to Moorland Road shopping parade with its vast array of independent shops, cafes, takeaways

and small supermarket. Oldfield Park further benefits from a doctors' surgery, dental practice, gym and badminton club. This location offers easy access to the city and Oldfield Park railway station (just 0.4 miles away) with its connection to Bristol Temple Meads and Bath Spa station. There are local schools nearby including Oldfield Park Junior School, Moorlands Infant School, Hayesfield Girls School and Beechen Cliff. The property is also close to university bus routes for Bath Spa University and Bath University.