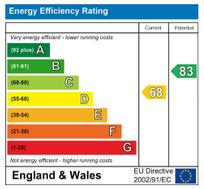
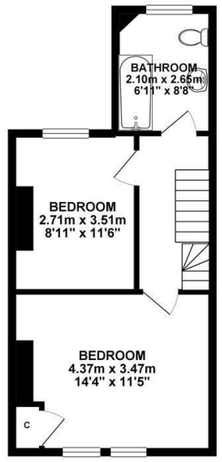
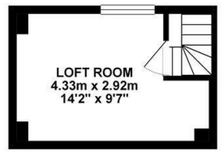


GROUND FLOOR 43.98 sq. m.
(473.38 sq. ft.)

1ST FLOOR 35.49 sq. m.
(382.05 sq. ft.)



2ND FLOOR 12.69 sq. m.
(136.60 sq. ft.)



TOTAL FLOOR AREA : 92.16 sq. m. (992.03 sq. ft.) approx.

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 for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.

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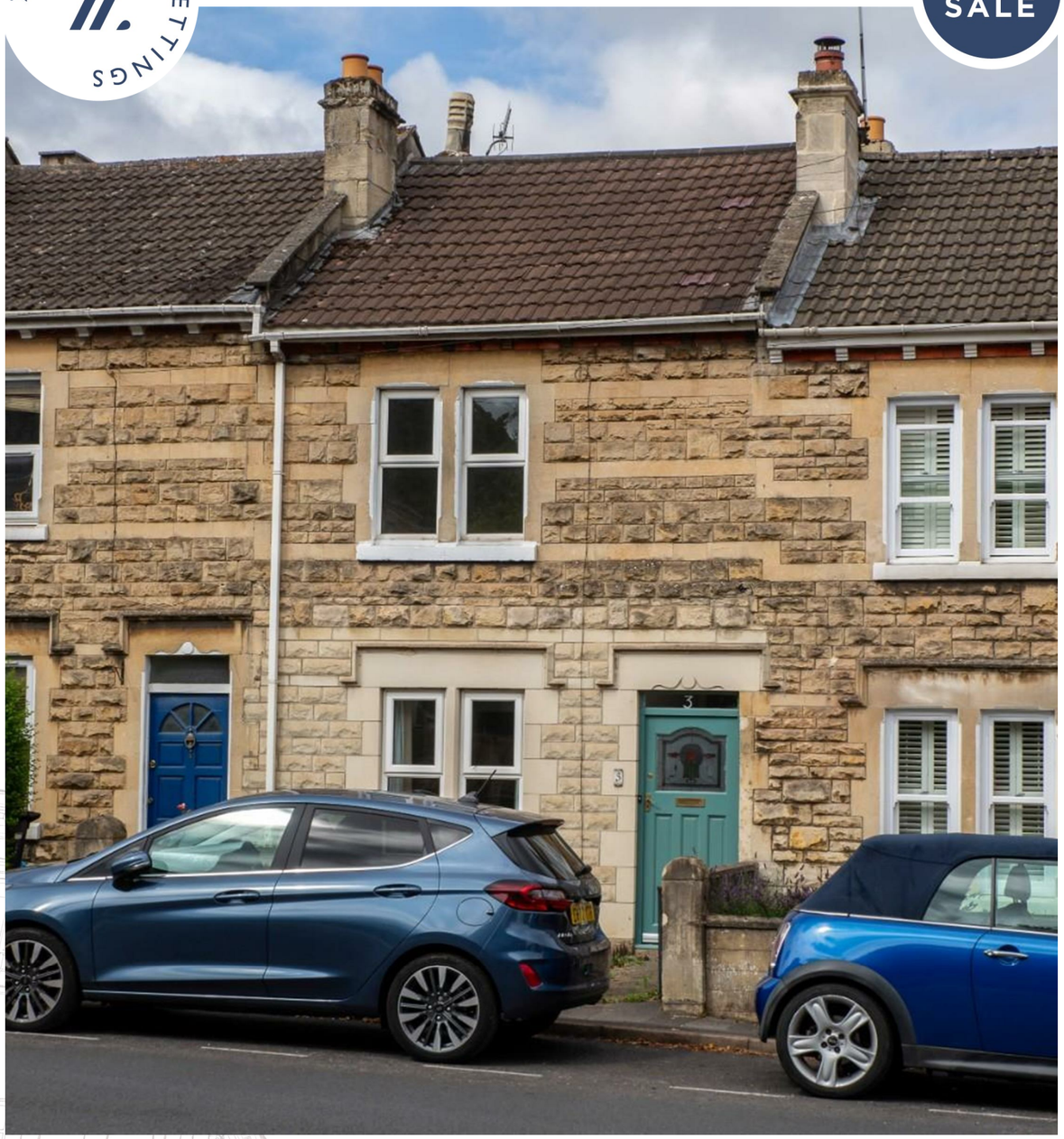
FOR SALE



CLAUDE AVENUE, BATH
BA2 1AE

GUIDE PRICE £400,000

2 BEDROOM HOUSE

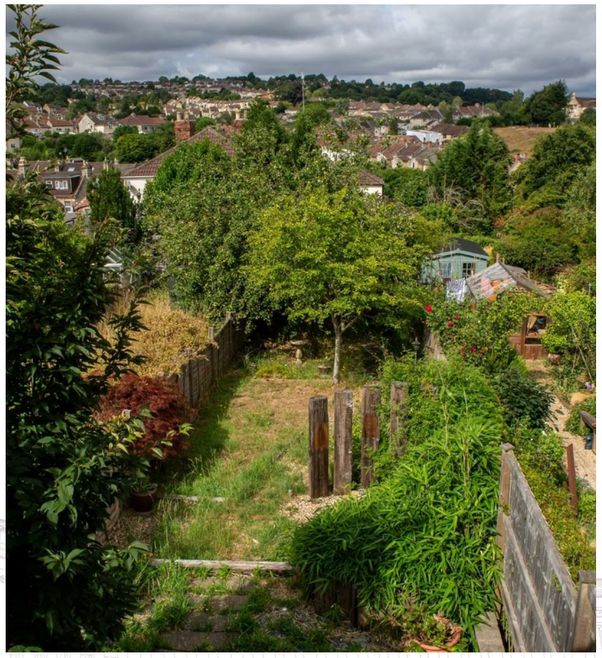
- Charming period property set in the sought after of Oldfield Park
- Two double bedrooms and a family bathroom, attic room
- Good sized rear garden, no onward chain
- Open plan living room and dining room, well equipped kitchen
- 5 minute walk from Oldfield Park station, residents on street parking
- Freehold. Council tax band C, EPC rating D

DESCRIPTION

A charming and well-presented two-bedroom mid-terrace home, ideally situated in the heart of Oldfield Park. The property features a spacious open-plan living and dining area, complemented by a separate, well-appointed kitchen. Upstairs, you'll find two generously sized double bedrooms, a modern family bathroom, and plenty of built-in storage. Additionally, the home boasts a versatile attic room—perfect for use as a home office, or extra storage. Outside, the rear garden provides a delightful space for relaxing or entertaining and enjoys far reaching views across Bath. On street permit parking. The property is offered with no onward chain.

LOCATION

Claude Avenue is located on a popular street in Oldfield Park and is a five-minute walk away from the local amenities, which include an assortment of independent cafes, shops, takeaways, a post office, Sainsbury's local, Co-operative and more. Oldfield Park Station is also close by. Bath City Centre is less than a half-an-hour walk away and can also be reached by frequent bus services.

Bath itself is a World Heritage Site and offers a wonderful array of chain and independent shopping, a fine selection of restaurants, cafes and wine bars, and a myriad of other cultural activities. World class sporting facilities are available at the nearby Bath Rugby and Cricket clubs, and at Bath University. There are many excellent state and private, primary and secondary schools in the area.

For commuters, Bath Spa Train Station offers a direct line to London Paddington, Bristol and South Wales. Junction 18 of the M4 is approximately eight miles to the north via the A46, and Bristol airport is approximately eighteen miles to the west.