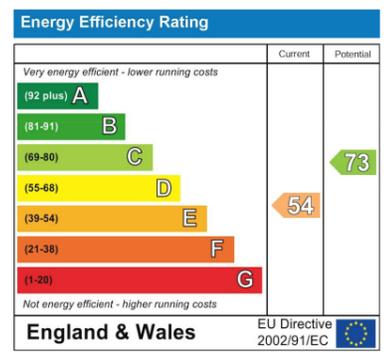


FLOOR PLAN:



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © ricscom 2026. Produced for Zest Sales and Lettings Ltd. REF: 1420891

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.



42, Lorne Road, Bath, BA2 3BZ

2 Bedroom Apartment

Guide price  
 £240,000

- Spacious maisonette set within a no through road
- Two double bedrooms and a bathroom
- Close to the local amenities within Oldfield Park and train station
- A well equipped kitchen/diner, living room
- Fantastic opportunity for a first time buyer or an investor
- Leasehold, Council tax band A, EPC rating E

DETAILS

Fantastic investment property or perfect for a first time buyer.



A light and spacious upper maisonette, situated in the sought after area of Oldfield Park. This property is perfect for a first time buyer or an investor, providing ample space and versatile living space. The first floor offers a well equipped kitchen with dining area, west facing, living room, double bedroom and a bathroom room, whilst the upper floor offers a further double bedroom. The property benefits from gas central heating and double glazing. No onward chain. Permit on street parking.

**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 Doctors' surgery, vets and a dental practice. 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.

**Tenure**  
Leasehold, details to be confirmed.