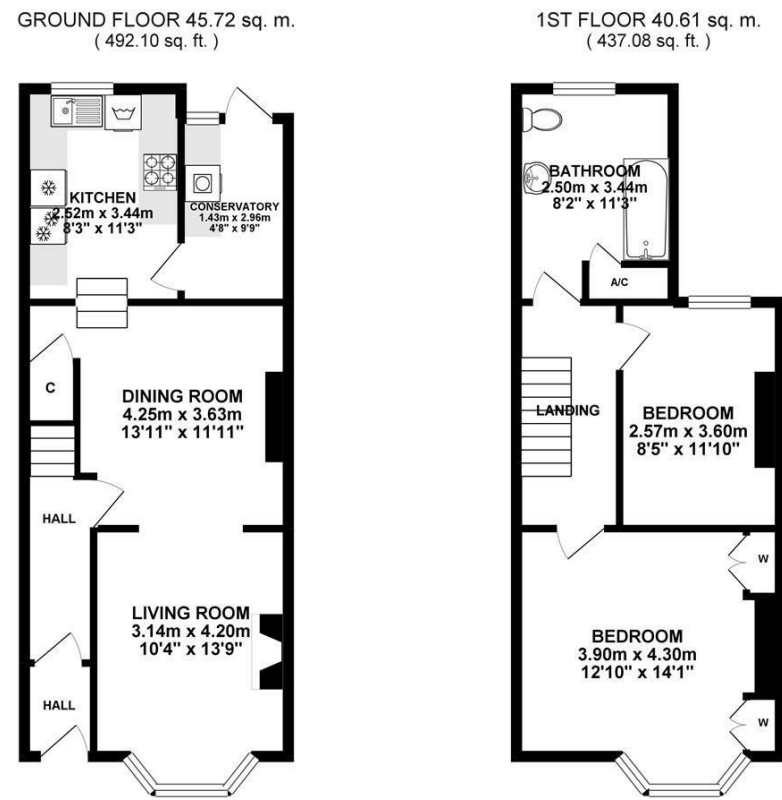
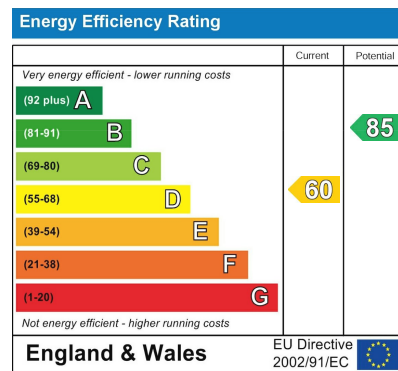


FLOOR PLAN:



TOTAL FLOOR AREA: 86.32 sq. m. (929.18 sq. ft.) approx.
 Whilst every effort 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 misstatement. This plan is for guidance purposes only and should be used in conjunction with any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given for their operability or efficiency can be given.
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EPC CHART:



ZEST PROPERTY SERVICES

1a 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.



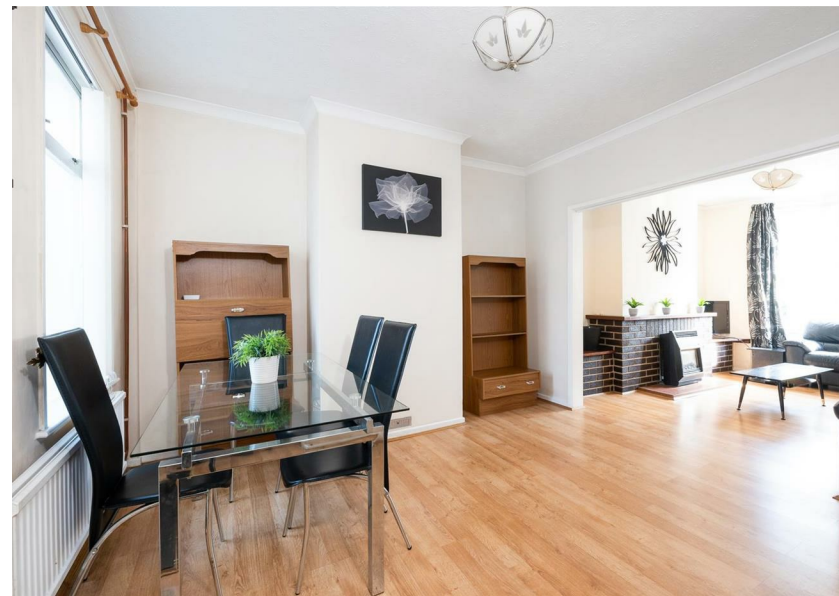
23, Arlington Road, Bath, BA2 3PG

2 Bedroom House - Mid Terrace

Guide price
 £390,000

- Two bedroom mid terraced property in Oldfield Park
- Two double bedrooms, large bathroom
- On street permit parking, no onward chain
- Lounge, dining room, kitchen, utility area
- Potential for loft conversion
- Freehold, EPC rating D, Council tax band C

DETAILS



DESCRIPTION

Located in the heart of Oldfield Park, this charming two-bedroom mid-terraced home offers generous living space throughout. The ground floor features a bright and welcoming lounge, a separate dining room, and a well-appointed kitchen, including utility area, leading out to the garden. Upstairs, you'll find two well-proportioned bedrooms along with a family bathroom complete with a shower over the bath. The property also presents excellent potential for a loft conversion, subject to the necessary consents, offering scope for future expansion. To the rear, there's a private garden with convenient rear

access—ideal for outdoor entertaining or relaxing. Additional benefits include on-street permit parking and the advantage of being offered with no onward chain, making it an attractive option for both first-time buyers and investors.

OLDFIELD PARK

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.