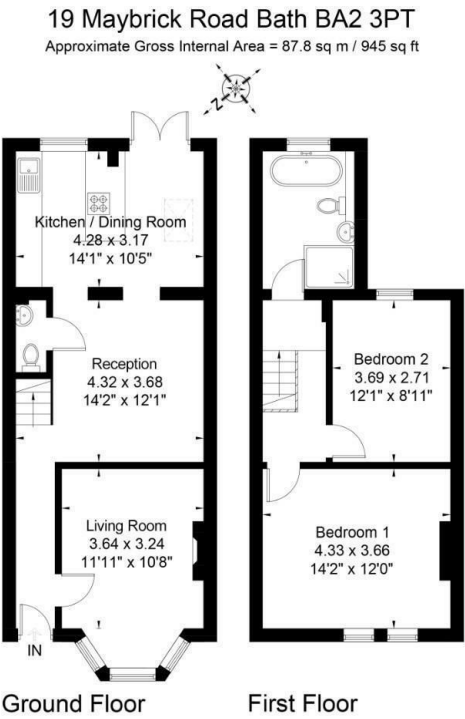
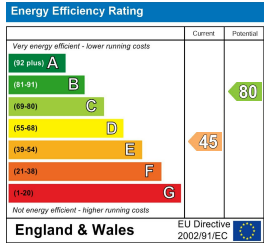




These plans are prepared in accordance with the guidelines as set out by the RICS Code of Measuring Practice. Whilst every attempt has been made to ensure accuracy, all measurements should be treated as approximate and as such are for illustrative purposes only. Not to Scale. Photography (Video Tours / Floor Plans) / Energy Performance Certificates / Design / Print / www.roomzpm.com / © Room - Creative Property Marketing Ltd 2022

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



## MAYBRICK ROAD, BATH BA2 3PT 2 BEDROOM HOUSE

OFFERS IN EXCESS OF  
£400,000

- Beautifully decorated, mid terraced house close to amenities on Moorland Road.
- Two double bedrooms and large bathroom with free standing bath and walk in shower
- No onward chain
- Recently renovated kitchen with dining area, sitting room, separate lounge, cloakroom
- Secure, east facing rear garden, on street permit parking
- Freehold. EPC rating E., Council tax band C.



## DESCRIPTION

A beautifully presented Victorian property set in the heart of Oldfield Park. The property boasts a newly fitted modern kitchen with dining area as well as a separate living room, sitting room and downstairs cloakroom. The upper floor offers two good sized double bedrooms and a stunning contemporary bathroom with large free standing bath and separate walk in shower. To the rear of the property there is a secure level east facing garden. Residents permit parking. No onward chain.

## 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.

