

KIT JOHNSON

residential



Oldfield Park, Bath

£550,000

1940's Detached House, Large Plot. Popular Location. EPC Grade E



Peacehaven
Dransfield Way
Bath
BA2 1AW

PRICE: £550,000

Being sold for only the second time since it was built in 1947 and extended in recent years, a rare opportunity to purchase a detached house standing in a sizeable plot with large detached garage (suitable for conversion to an Annex subject to consents). Located in a small private road between Coronation Avenue and Ivy Avenue, a popular residential area with local schools and shops in Moorland Road. Peacehaven is elevated and as such has commanding views across the West of Bath up towards Lansdown. Lobby, hall, living room, shower room, extended lounge/kitchen/dining room with bi-folding doors onto the garden. Upstairs there are three bedrooms and a bathroom. Driveway parking leads to the detached garage which has mains drainage and electricity connected. The garden is paved and gravelled at the front and side, established lawned gardens to the rear with mature shrubs. Offered with vacant possession, there is huge potential with this wonderful detached home.

Circa 1947

Individual Detached House

Extended 2016

Three Bedrooms

Bathroom & Shower Room

**Open Plan
Lounge/Kitchen/Diner**

Living Room

**29ft Garage with Drainage
(Potential Annexe STC)**

Large Gardens

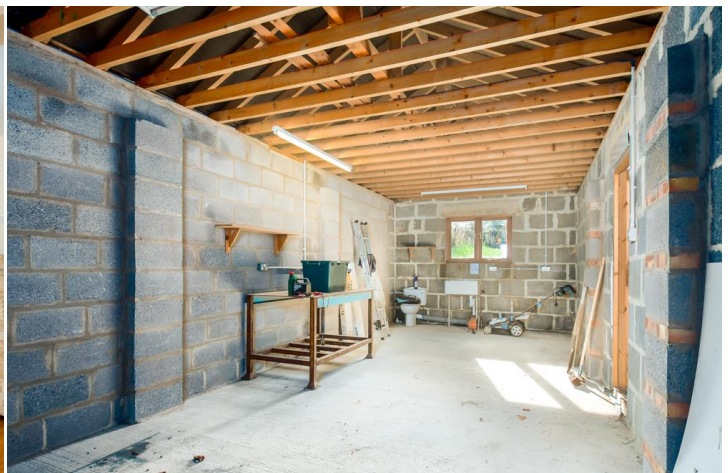
Freehold

1206 Sq Ft (112 Sq Mt)

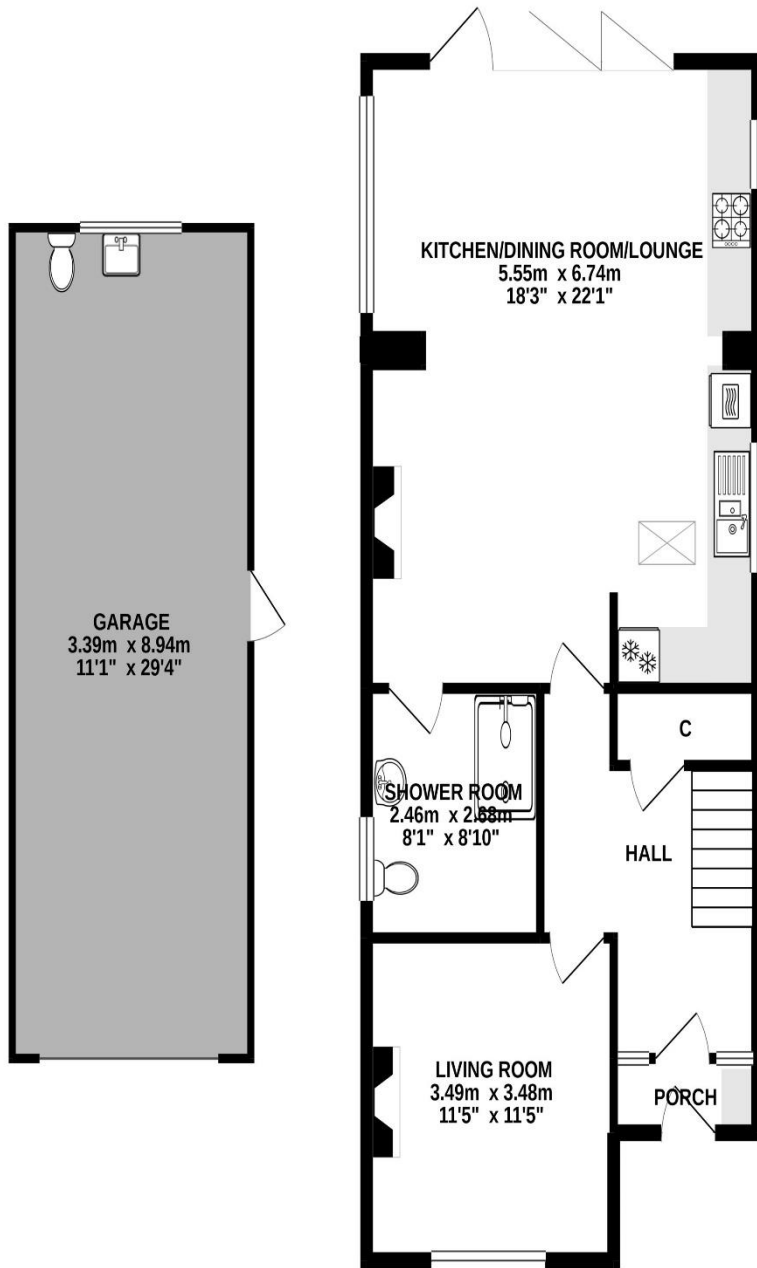
Driveway Parking

Open Views

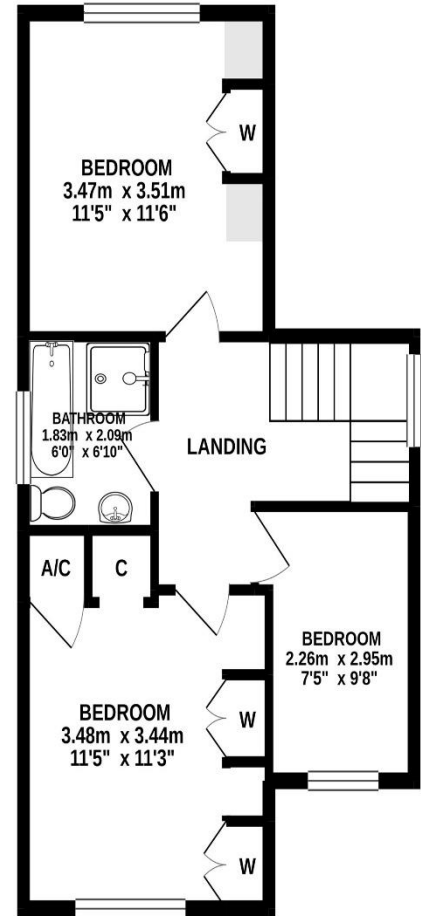
Council Tax Band D £1734



GROUND FLOOR
68.7 sq.m. (739 sq.ft.) approx.



1ST FLOOR
43.4 sq.m. (467 sq.ft.) approx.



TOTAL FLOOR AREA : 112.0 sq.m. (1206 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.
Made with Metropix ©2020

Kit Johnson Residential
26-33 High St
Weston
Bath
BA1 4BX
01225 444447
sales@kitjohnson.co.uk
www.kitjohnson.co.uk