



**NASH  
& CO**

**Rosslyn Road**  
Newbridge | Bath





**Summary**

A wonderful 1930s semi-detached family home benefiting from a beautiful kitchen/dining/family room extension. Further desirable features include off-street driveway parking and a large, recently remodeled, south-west facing garden as well as an excellent home office/studio. The property comprises – entrance porch; large bay-fronted sitting room with gas fire; fantastic multi-functional entertaining and family space with picture window looking onto the sunny garden; recently installed ground floor shower room and WC; handy boot/utility room with access to both the driveway and garden; 3 bedrooms and family bathroom. There is scope to convert the loft (STPP).

**Location**

Rossllyn Road is very desirable location within the Newbridge area of Bath, approx. 1.5 miles west of the city centre. Conveniently positioned near the shops and amenities of Chelsea Road, which include (amongst others) – Spar, convenience store, restaurants, Italian deli, café, bakery, hairdressers, dentist and hardware store. There is also Marks & Spencer Foodhall, Lidl supermarket and Tesco Express close by. Other local amenities include chemist and doctors' surgery on Newbridge Hill. The Royal United Hospital and beautiful Royal Victoria Park are a short walk away. The river Avon foot/cycle path provides a very pleasant route to the city centre or out to nearby countryside. There is great access to the A4 for Bristol and M4 at junction 18 (via Lansdown Lane). Oldfield Park train station is within walking distance.





- 3 bedroom 1930s semi-detached family home
- Beautiful kitchen/diner/family room extension
- Scope to extend into the loft (STPP)
- Family bathroom and ground floor shower room with WC
- Large south-west facing garden with garden office/studio

- Off-street driveway parking
- Utility/boot room
- Desirable Newbridge location
- Close to Chelsea Road shops and cafes
- Ease of access to Newbridge Primary School

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## "DoubleClick Insert Floorplan"

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