



234 Englishcombe Lane, Bath, BA2 2ES

Guide Price £475,000

An imposing late Victorian no onward chain semi detached 1094sqft two storey home with beautifully regular accommodation, generous 53ft x 17ft rear gardens and a garage. Three double bedrooms (one with ensuite), two open plan receptions, a modern kitchen/breakfast room overlooking the garden, family bathroom and an extra ground floor W.C. Double glazing and GCH in situ. Set back and above the road, close to local shopping and right on the bus route. Sole Agents

- 1094sqft
- Three double bedrooms
- Two open plan receptions
- 53ft x 17ft gardens
- Garage



Property Description

AGENTS NOTES At the beginning of the 20th century, this area of Bath consisted primarily of allotment gardens and farm fields belonging to Sladebrook Farm. Englishcombe Lane contained only a few Victorian homes clustered from the top of Coronation Avenue up to Rush Hill, as well as the local Post Office where Nos238 and 240 now stand.

ENTRANCE HALL Double glazed front door, double glazed side window, radiator.

WC Double glazed side window, low level W.C, pedestal basin, radiator, extractor fan, part tiled walls.

SITTING ROOM Two double glazed front windows, radiator, fireplace with fitted gas fire, archway to dining room.

DINING ROOM Double glazed side window, stairs to first floor with storage cupboard under, radiator.

KITCHEN/BREAKFAST ROOM Double glazed rear window, part glazed side door to rear garden, dining area, radiator, base and wall units with worktops and inset sink/drain, inset gas hob with oven under and hood over, plumbing for washing machine, Vaillant gas combination boiler, fitted dishwasher, extractor fan.

LANDING Two Velux skylights, loft access.

BEDROOM 1 Two double glazed front windows, radiator. Currently used as second sitting room.

BEDROOM 2 Double glazed rear window, radiator.

ENSUITE Heated towel rail, low level W.C, handbasin, tiled shower cubicle, extractor fan, part tiled walls.

BEDROOM 3 Double glazed side window, radiator.

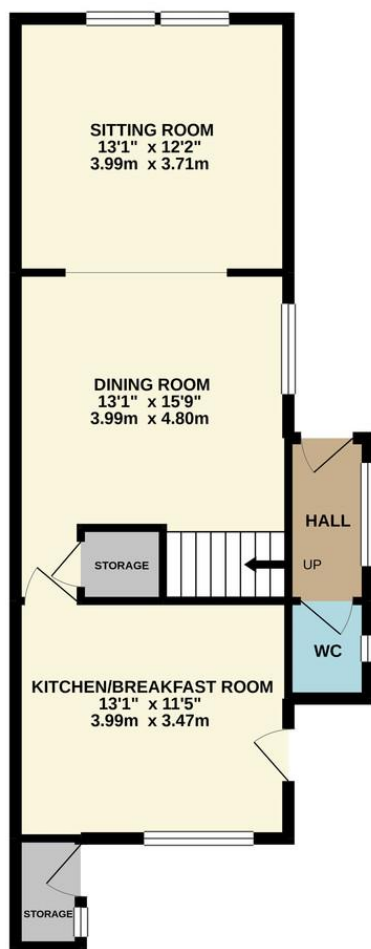
BATHROOM Double glazed side window, pedestal basin, panelled bath with shower over, extractor fan, low level W.C, part tiled walls, heated towel rail.

REAR GARDEN 53ft x 17ft - patio, deck and lawned areas with hedges and fences to side and rear. Block built garden store and shed. Side access to front garden.

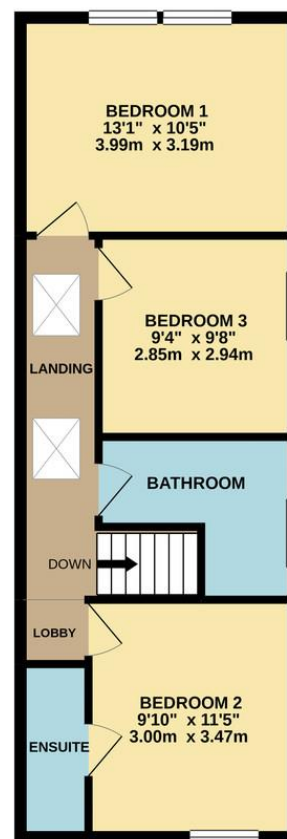
GARAGE Single garage with up and over door inset into front wall.



GROUND FLOOR
579 sq.ft. (53.8 sq.m.) approx.



1ST FLOOR
515 sq.ft. (47.8 sq.m.) approx.



TOTAL FLOOR AREA : 1094 sq.ft. (101.6 sq.m.) 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.
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Tenure

Freehold

Council Tax Band

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Viewing Arrangements

Strictly by appointment

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements