



35 Sladebrook Road, Southdown, Bath, BA2 1LP.



At a glance...

- A beautifully appointed 1930s terrace
- Extended downstairs accommodation
- Fantastic City views
- 3 bedrooms
- Good sized gardens
- Fabulous living/dining/kitchen
- Gas central heating
- Double glazed windows
- Thoroughly recommended

Price £385,000

The property

This beautifully appointed 1930s house is the middle property of a short rank of three. The house has been sympathetically extended on the ground floor and now benefits from this fabulous family space that includes living, dining and high-spec kitchen.

From the rear of the house there is a high-level terrace that affords fantastic views looking out towards Lansdown.

The house is entered through a glazed entrance porch into the hallway.

The sitting room is at the front of the house, and enjoys a light and airy feel with its splayed bay window. There is a feature fireplace fitted with a gas fire. At the back of the house there is the main hub of the family accommodation. This beautiful space has high-gloss kitchen units with wooden effect worktops and integrated appliances including an oven and hob. The whole room



has pale grey laminate floor and French doors opening out onto a terrace and the rear garden.

Upstairs, the house enjoys three bedrooms and a family bathroom. Two of the bedrooms are good sized double rooms, whilst the third bedroom is a single. The bathroom is fitted with a white suite comprising bath with shower over, wash basin and WC.

Outside, the house has a small walled front garden laid to lawn and a longer rear garden which is divided into three principle areas. There is a terrace immediately adjoining the back of the house which commands wonderful views. Underneath the terrace there is a useful undercroft storage area.

The remainder of the rear garden is laid to lawn and has a large decking area with space for table and chairs.

Location

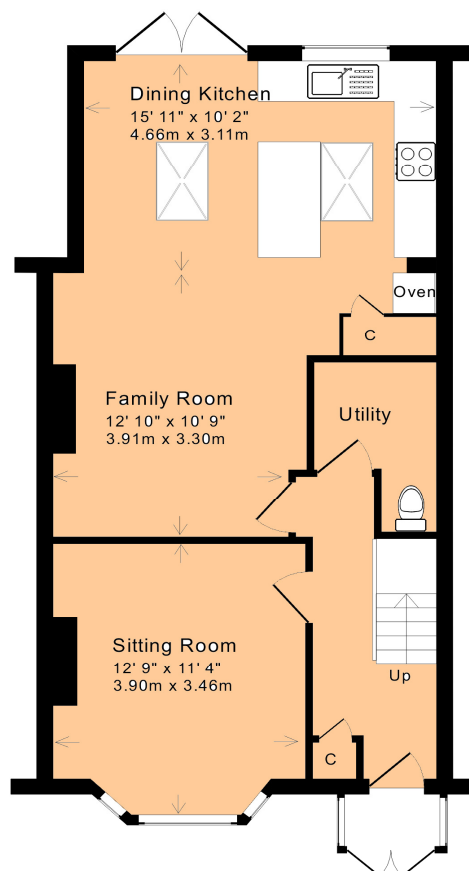
Sladebrook Road is a sought-after residential location, positioned within a short drive or bus trip to the Georgian City of Bath as well as Oldfield Park train station. Connections to the RUH hospital are also excellent.

Close at hand is a fabulous range of local shops at Mount Road, including a Co-operative, Fish Bar, Pharmacy and Butchers.

Local schools include Southdown and Oldfield Park Primaries and Bath Community Academy and Hayesfield Secondaries.

How to get there

From Bear Flat turn right into Bloomfield Road and then turn third right onto Englishcombe Lane. Then take the fourth right onto Southdown Road. Sladebrook Road is then the sixth turning on the left and the house can be found on the right-hand side.

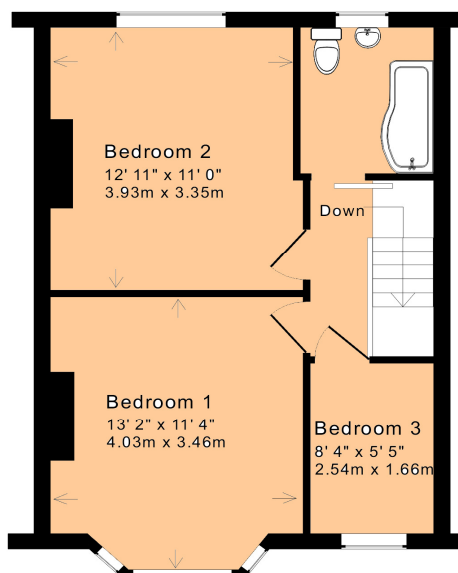


Ground Floor

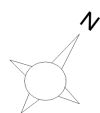
Approx. Gross Internal Floor Area: 1,045 Sq. Ft. / 97 Sq. M

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First Floor



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