



At a glance...

- An extended 1930s semi-detached house
- Would make a fabulous family home
- Fantastic, huge gardens
- 3/4 bedrooms
- Off-street parking
- Wonderful City views
- Gas central heating
- Double glazed windows
- Offered with no chain

Price £410,000



The property

This large and extended family home was built in the 1930s and is situated in a sought-after residential location.

The property has been in the same family ownership for many years and would now benefit from some modernisation and improvement.

The house benefits from a fabulously large garden and also has attractive views of the City of Bath.

An entrance porch leads into the hallway which then accesses all the downstairs rooms.

The sitting room is at the front of the house and has a light and airy feel with its curved bay window. The



dining room is at the back of the house and affords French doors leading onto the delightful rear gardens. The kitchen includes a range of units comprising cupboards and drawers and also accesses a useful utility room.

Upstairs, on the first floor, there are three bedrooms and a family bathroom. Two of the bedrooms are good sized double rooms whilst bedroom three is a small child's room or ideally a study.

The attic has been cleverly converted and benefits from two dormer windows. There is a particularly large bedroom and access to eaves storage. Buyers should be aware that the central heating system does not extend into this room.

Outside, there is off-street parking and a narrow drive leading to a double length single garage.

The rear gardens are a particular feature of this house being of 200' in length. They are formally arranged with patio area, lawn, vegetable garden, greenhouse and timber garden shed.

Location

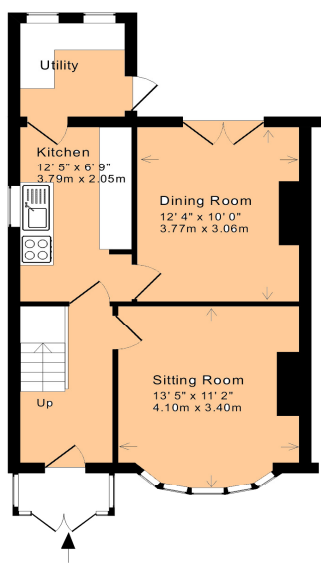
Sladebrook Road is a sought-after residential location, positioned within a short drive to the Georgian City of Bath as well as Oldfield Park train station. Outside the property there is a direct, frequent bus route to both the city centre and Moorland Road shopping parade. Connections to the RUH hospital 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.

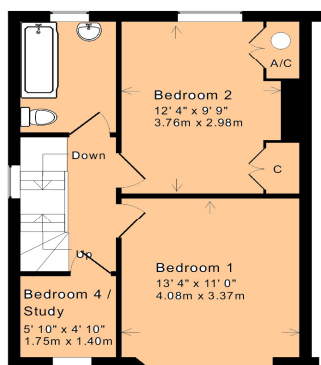
Local schools include Southdown and Oldfield Park Primaries and Bath Community Academy and Hayesfield Secondaries.

How to get there

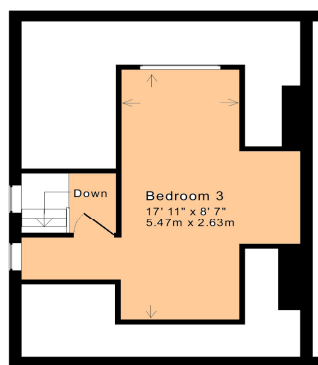
From Bear Flat turn right into Bloomfield Road and then turn third right onto Englishcombe Lane. Then take the fourth right onto Southdown Road. Sladebrook Road is then the sixth turning on the left and the house can be found on the left-hand side.



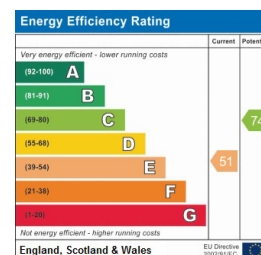
Ground Floor
Approx. Gross Internal Floor Area: 1,100 Sq. Ft. / 102 Sq. M
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First Floor



Attic Floor



1 Hayes Place, Bear Flat, Bath BA2 4QW

Tel: (01225) 422 224

E-mail: homes@mark-naylor.com

Measurements - All dimensions are approximate. **Fixtures, Fittings & Appliances** - The mention of any appliances, fixtures, fittings &/or appliances does not imply they are in full efficient working order. **Internal Photographs** - Items shown in photographs are not included unless specifically mentioned within the details. They may be available by separate negotiation. **Drawings/Sketches/Floor Plans** - For general guidance only and is not to scale. **General Disclaimer** - Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. These Sales Particulars do not constitute a contract or part of a contract.