



23 Southdown Avenue, Southdown, Bath, BA2 1HX.

At a glance...

- A beautifully presented 1930s semi-detached house
- Popular residential location
- 3 bedrooms
- Garage and driveway
- Enclosed gardens
- Gas central heating
- Double glazed windows
- A thoroughly recommended home

Price £310,000



The property

This attractively presented 1930s home offers excellent space for a growing family. The house enjoys good sized, spacious accommodation throughout, has enclosed private gardens and a single garage and driveway.

You enter the house into a spacious entrance hall with original quarry tile floor. The sitting room is at the front of the house and has a decorative fireplace surround and wood burning stove.

The kitchen and dining room have been opened up into one large living space and is fitted with a laminate wooden floor. The kitchen area enjoys a range of high-gloss units comprising cupboards and drawers and has



an integrated oven and hob. The dining area has French doors leading onto a patio area and rear gardens.

Upstairs, the house enjoys three bedrooms and a family bathroom. Two of the bedrooms are good sized double rooms, whilst the third is a reasonable single room. The family bathroom includes a four-piece suite comprising bath, shower cubicle, wash basin and WC.

To the front of the property there are enclosed gardens bounded by natural hedging and two lawned areas. There is a long tarmac drive leading to a detached garage with an electric operated door.

The rear garden enjoys walls to each side and has a large patio area with planters and lawned area

Location

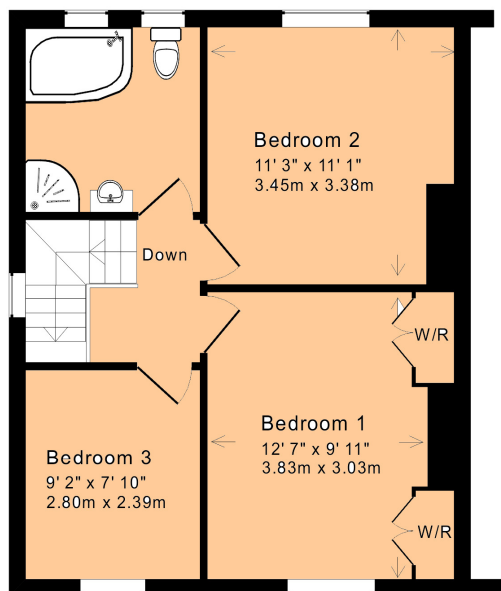
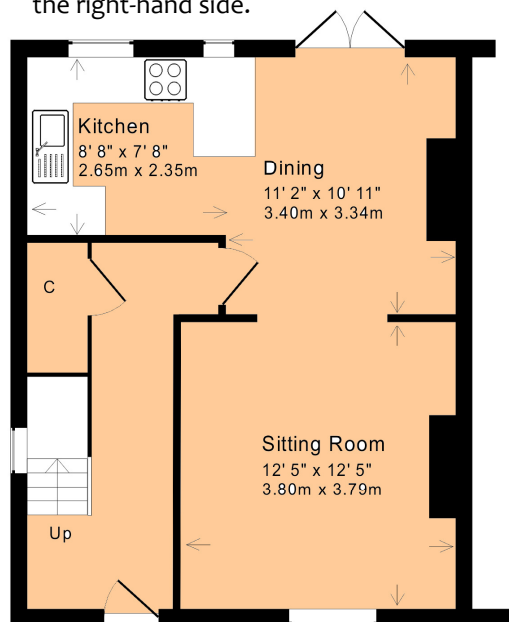
Southdown Avenue is a sought-after residential location, positioned within a short drive or bus trip to the Georgian City of Bath as well as Oldfield Park train station. Connections to the RUH hospital are also excellent.

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. Southdown Avenue is then the second turning on the left and the house can be found at the end of the road on the right-hand side.



First Floor



Ground Floor

Approx. Gross Internal Floor Area: 945 Sq. Ft. / 88 Sq. M

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