



£380,000

Energy Efficiency Rating: D

## Sladebrook Avenue, Bath, BA2 2LA.

An excellent opportunity for the investor purchaser or residential buyer to acquire this well maintained 3 bedroomed period HMO situated in a popular residential location within Oldfield Park. The property is let for the 24/25 academic year, raising an annual return of £17,100 with tenancy ending June 2025. An early inspection is highly recommended, phone 01225 463006 to arrange an appointment.





An excellent opportunity for the investor or residential buyer to acquire this well-maintained 3 bedroomed period HMO situated in a popular residential location within Oldfield Park.

The property is let for the 24/25 academic year, raising an annual return of £17,100 with end of tenancy being June 2025.

The property benefits from gas central heating, double glazing, popular and convenient location.

The spacious accommodation briefly comprises:- entrance hall, communal lounge, kitchen, bathroom, separate WC, downstairs bedroom, 2 further upstairs bedrooms, plus an additional study/potential 4<sup>th</sup> bedroom to the rear. Outside, there are low maintenance gardens to the rear.

An early inspection is highly recommended.

**Entrance Porch:**

Entered via wooden front door, further door to:-

**Entrance Hall:**

Cupboard with electric fuse box, laminated flooring, radiator, stairs rising to first floor level.

**Bedroom: 3.34m x 3.29m**

2x double glazed windows to front aspect, picture rails, fireplace, radiator.

**Communal Lounge: 3.76 x 3.59m**

Laminated flooring, double glazed window to rear aspect, radiator, TV and telephone point, picture rails.

**Kitchen: 4.94m x 2.30m**

1 ½ bowl polycarbonate sink unit with mixer tap over, range of base level and wall units, fitted work surfaces, fitting oven, hob and extractor fan, Viessmann gas boiler, plumbing for washing machine, breakfast bar, double glazed window to side aspect, laminated flooring.

**Rear Lobby:**

Laminated flooring, door to rear and doors to:-

**WC:**

White, low flush WC, double glazed window to side aspect, wash hand basin, radiator.

**Bathroom:**

White suite of corner bath, pedestal wash hand basin, shower cubicle with electric shower, tiled splashbacks, radiator, double glazed window to rear aspect.

**First Floor Landing:**

Access to loft, doors to:-

**Bedroom: 4.34m x 3.39m**

2X double glazed windows to front aspect, radiator.

**Bedroom: 3.77m x 2.76m**

Double glazed window to rear aspect, radiator.

**Study/Office: 2.65m x 2.30m**

Double glazed window to rear aspect, radiator. (this room has the potential to be an additional bedroom)

**Front Garden:**

Retaining front wall with gate to front door, low maintenance front garden.

**Rear Garden:**

Low maintenance rear garden laid to artificial lawn, shingled borders, patio area, wooden fencing to 3 sides, timber shed and gate to rear.

*For further details or to arrange an internal inspection, please contact us on 01225 463006 or email us on [sales@ahaea.co.uk](mailto:sales@ahaea.co.uk)*

**[www.ahaea.co.uk](http://www.ahaea.co.uk)**

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📞 01225 463006

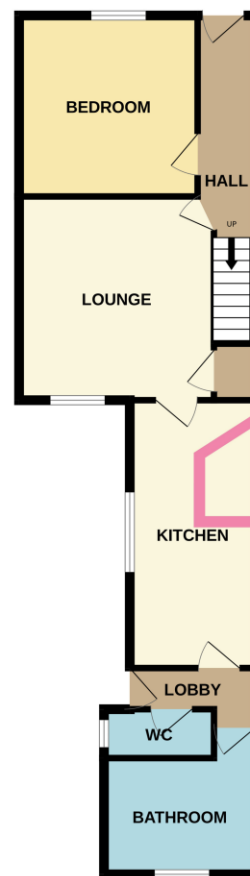
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GROUND FLOOR



1ST FLOOR



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