



Offers in excess of:

£300,000

Council Tax Band: B

Energy Efficiency Rating: C

Southdown Road, Bath. BA2 1JG.

Home Estate Agents are pleased to offer this immaculate stone built two double bedroom semi detached property situated on highly sought after Southdown Road and upgraded to an exceptional standard by the current owners. Early viewings strongly advised. Please call 01225 463006 to arrange an internal inspection.





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The benefits include an abundance of historic character, recent double glazing and a private driveway.

The property briefly comprises a hall, lounge, kitchen/dining room, landing, two double bedrooms and a bathroom. Externally, there is a private driveway for several cars to the front whilst the rear garden is very mature and laid mainly to lawn with flower beds and shrubs.

This meticulously maintained 1930s gem is well located for a large park on the site of the former Sladebrook Farm. There is a very useful shop along the road and an excellent bus service. As well as being in close proximity to Moorland Road, there are various restaurants and gyms nearby. The property is well located for the city centre, the Universities and Bristol beyond.

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Entrance Hall:

UPVC part double glazed door to front aspect, radiator, built in cupboard containing electricity meter and fuse box, laminate flooring, stairs rising to first floor landing.

Lounge: 3.7m MAX x 4.17m MAX

UPVC double glazed windows to front aspect, radiator, built in cupboards and understairs storage area, laminate flooring, views.

Kitchen/Dining Room: 4.57m MAX x 2.68m MAX

UPVC part double glazed door to rear aspect, UPVC double glazed windows to rear and side aspects, ornamental radiator, range of base and wall mounted units, Belfast sink with mixer tap, integrated electric hob, Neff double oven, Bosch dishwasher, plumbing for washing machine, wooden work top, cupboard containing Vaillant gas boiler, laminate flooring.

First Floor Landing:

UPVC double glazed window to side aspect, loft access, laminate flooring.

Bedroom: 3.75m x 4.17m

UPVC double glazed window to front aspect, radiator, period style fireplace surround, built in cupboards, laminate flooring, panoramic views.

Bedroom: 2.81m x 2.8m

UPVC double glazed window to rear aspect, radiator, period style fireplace surround, laminate flooring, pleasant garden aspect.

Bathroom:

UPVC double glazed window to rear aspect, basin within vanity unit, panelled bath with shower over, WC, heated towel rail, wall tiles.

Parking:

Off road parking.

Front Garden:

Private driveway for several cars with flower beds and shrubs.

Rear Garden:

Laid mainly to lawn with flower beds and shrubs, mature tree, gas meter, side pedestrian access.

For further details or to arrange an internal inspection, please contact us on 01225 463006 or email us on sales@ahea.co.uk

www.ahea.co.uk

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36 Southdown Road,
Bath,
BA2 1JG.

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viewing.

📞 01225 463006

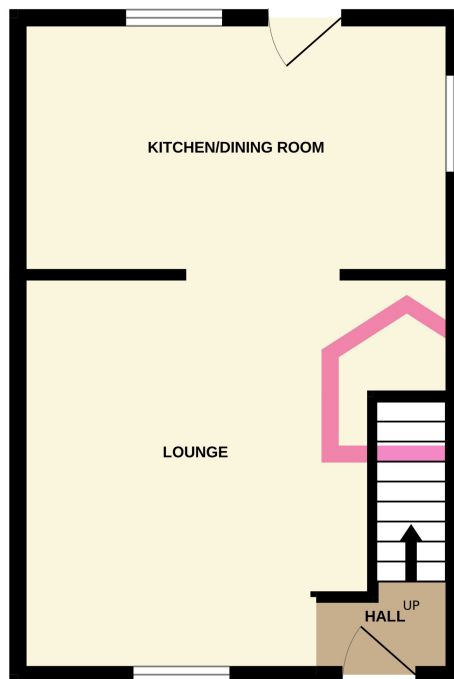
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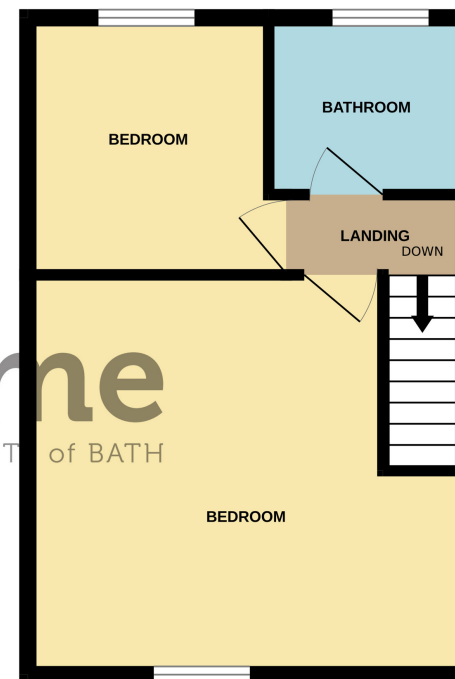
📍 @Home Estate Agents
13 Moorland Road,
Bath, BA2 3PL



GROUND FLOOR



1ST FLOOR



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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