



**30 Sladebrook Avenue, Oldfield Park, Bath,
BA2 2LB**

Guide Price £300,000

Plenty of potential to update in this 899sqft no chain late Edwardian two storey three bedroom home with a substantial level 74ft x 15ft west facing rear garden ending in a garage and hardstanding. Ground floor houses two original receptions leading through to kitchen, bathroom and rear lean to. Upstairs, you'll find three bedrooms (two doubles and a rear single). Potential to re-configure and expand further into the loft or out to the rear as other neighbours have already done. Double glazing and GCH in situ. Sole Agents

- 899sqft
- No chain
- Garage & hardstanding
- 74ft x 15ft west facing level garden
- Double glazing & GCH



Property Description

LOBBY & ENTRANCE HALL Part glazed top lit front door, meter cupboard, coved ceiling, part glazed internal door. Radiator, meter, stairs to first floor.

SITTING ROOM Double glazed front bay window, fitted gas fire with back boiler, archway to dining room.

DINING ROOM Double glazed rear internal window, radiator, understairs cupboard.

KITCHEN Side internal window, part glazed door to lean to, base and wall units with sink/drain, plumbing for washing machine, cooker point, pantry cupboard.

BATHROOM & WC Double glazed rear and side window, radiator, panelled bath with shower tap, pedestal basin, part tiled walls. Sliding door to W.C with double glazed rear window, and low level W.C.

LEAN TO Rear and side windows, part glazed door to garden.

LANDING Loft access.

BEDROOM 1 Two double glazed front windows, radiator, fitted wardrobes/cupboards and drawer units (one alcove wardrobe houses immersion tank).

BEDROOM 2 Double glazed rear window, radiator, built in alcove wardrobe.

BEDROOM 3 Double glazed rear window, radiator.

REAR GARDENS 74ft x 14ft min - west facing

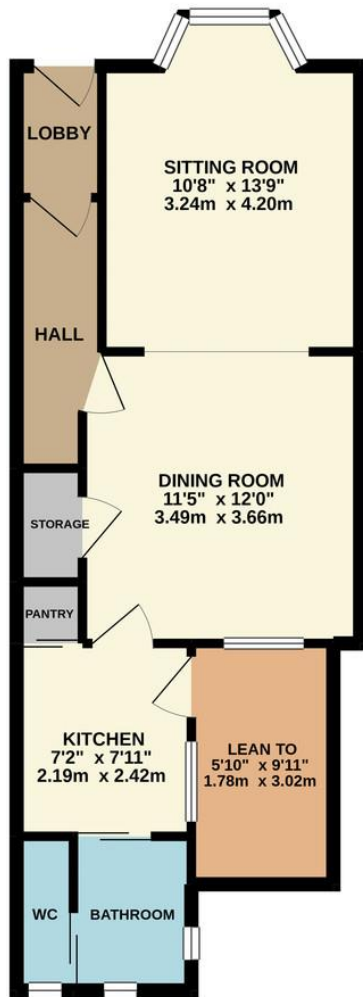
Patio, lawn, mature shrubs and veg plot. Gated rear access past garage to rear hardstanding. Fences to sides.

GARAGE & HARDSTANDING Detached single garage with up and over door, rear door, rear and side windows. Hardstanding for one vehicle adjacent to rear access lane.

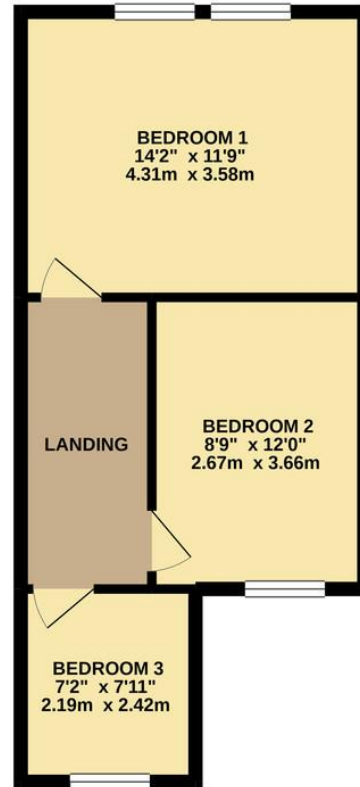
AGENTS NOTES First listed as occupied in 1911 as the home of Frederick Button (mason), who was replaced in 1916 by Albert Candy (miller) in 1916. Mr Candy was in residence until the early 1930s and was followed by Arthur J Chapple (musician).



GROUND FLOOR
506 sq.ft. (47.0 sq.m.) approx.



1ST FLOOR
393 sq.ft. (36.5 sq.m.) approx.



TOTAL FLOOR AREA : 899 sq.ft. (83.5 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Tenure

Freehold

Council Tax Band

C

Viewing Arrangements

Strictly by appointment

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements