



**41 Sladebrook Avenue, Bath,  
BA2 2LB**

**Guide Price £450,000**

Comprehensively renovated and extended over three storeys with four bedrooms, two receptions and two bathrooms - this 977sqft Edwardian mid terrace is absolutely ready to move into and offered with no chain. West facing rear garden with garage and hardstanding behind. Views to the rear over Hillcrest Park. Superbly convenient location for Moorland Rd amenities, adjacent bus routes and commuter links to Bristol & the south. Ground floor comprises; sitting room open plan to dining room, W.C and kitchen. First floor houses three bedrooms and a family four piece bathroom. Second floor dormer bedroom with ensuite shower room. Double glazing and GCH in situ. Sole Agents

- Three storey terrace
- Garage & parking space
- Four bedrooms
- Two bathrooms & extra W.C
- West facing 77ft x 13ft garden







## Property Description

**LOBBY & HALL** Double glazed front door, cloaks area, meters and fuseboard, coved ceiling, part glazed internal door, radiator, stairs to upper floors.

**SITTING ROOM** Double glazed front bay window, radiator, archway to dining room.

**DINING ROOM** Double glazed rear window, radiator, understairs cupboard and shelving.

**WC** Handbasin, low level W.C, tiled floor, extractor fan.

**KITCHEN** Double glazed rear and side windows, double glazed door to rear garden, base and wall units with inset sink/drain, inset gas hob with oven under and hood over, fitted fridge/freezer, fitted dishwasher, plumbing for washing machine.

**LANDING** Radiator, stairs to second floor with storage cupboard under.

**BEDROOM 1** Two front double glazed windows, radiator, original cast iron fireplace.

**BATHROOM** Handbasin, shower area, panelled bath, low level W.C, extractor fan, shaver point, tiled floor, part tiled walls, heated towel rail.

**BEDROOM 2** Double glazed rear window, radiator.

**BEDROOM 3** Double glazed rear window, radiator.

**SECOND FLOOR LANDING** Front Velux skylight, eaves storage access.

**BEDROOM 4** Double glazed rear dormer window, radiator, eaves cupboard housing gas combination boiler.

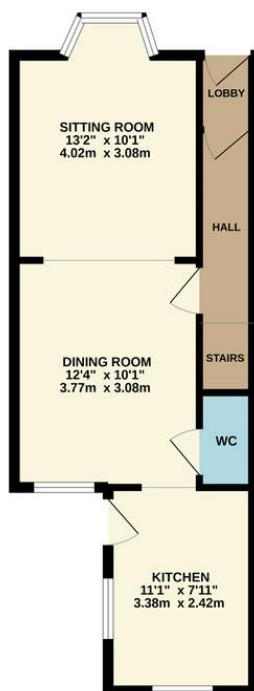
**ENSUITE** Front Velux skylight, tiled floor, shower area, built in cupboards, low level W.C, handbasin, part tiled walls, extractor fan, shaver point.

**REAR GARDEN** 77ft x 13ft max - West facing  
Patio adjacent to rear of property, raised flower and shrub beds, greenhouse, gated rear access, fences and walls to sides.

**GARAGE & HARDSTANDING** Single garage with up and over door. Hardstanding to rear for one vehicle.

**AGENTS NOTES** First recorded as occupied in 1916 by Edward A Turner (labourer & driller)

GROUND FLOOR  
403 sq.ft. (37.5 sq.m.) approx.



1ST FLOOR  
395 sq.ft. (36.7 sq.m.) approx.



2ND FLOOR  
179 sq.ft. (16.6 sq.m.) approx.



TOTAL FLOOR AREA : 977 sq.ft. (90.8 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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## Contact Details

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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