



Roman Way, Paulton, Bristol, BS39 7XB

£270,000

- Beautifully Presented Throughout
- Garage & Parking
- Energy Rating - D
- South Facing Enclosed Rear Garden
- Tenure - Freehold
- Spacious Family Home
- Close To All Local Amenities
- Council Tax Band - C

BARONS welcome to the market this beautifully presented three bed terrace in Paulton. Close commuting distance to the City Of Bath & Bristol and all local amenities including pubs, restaurants, shops, schools, a hospital and a swimming etc. The property comprises a light and airy living room, spacious kitchen/diner, and a conservatory area. On the first floor you are greeted with two double bedrooms, a single and a family bathroom. The property also benefits from UPVs double glazing, Gas central heating, Garage and parking, a low maintenance tiered garden .Call Barons today on 01761 411411 to arrange your viewing!

Kitchen / Dining Room 15'9" x 10'6" (4.82 x 3.22)

Living Room 13'8" x 12'7" (4.17 x 3.85)

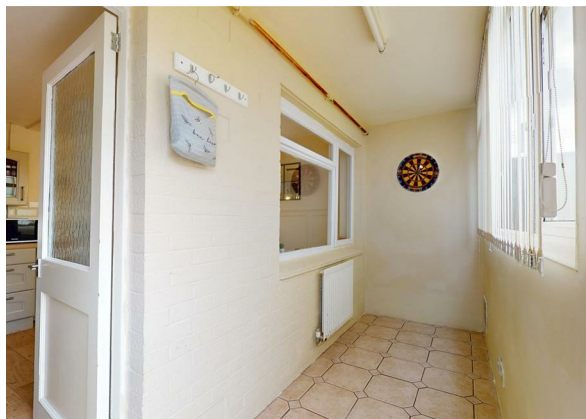
Utility 14'4" x 4'0" (4.37 x 1.24)

Bedroom One 13'5" x 8'9" (4.09 x 2.69)

Bedroom Two 9'3" x 9'1" (2.82 x 2.77)

Bedroom Three 6'7" x 10'5" (2.03 x 3.20)

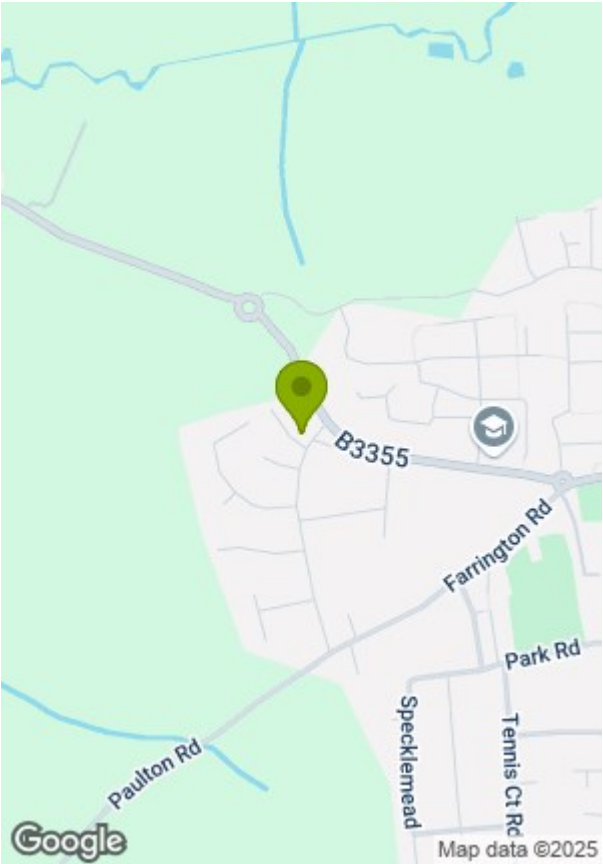
Bathroom 6'3" x 6'2" (1.91 x 1.89)







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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		88	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	68		(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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