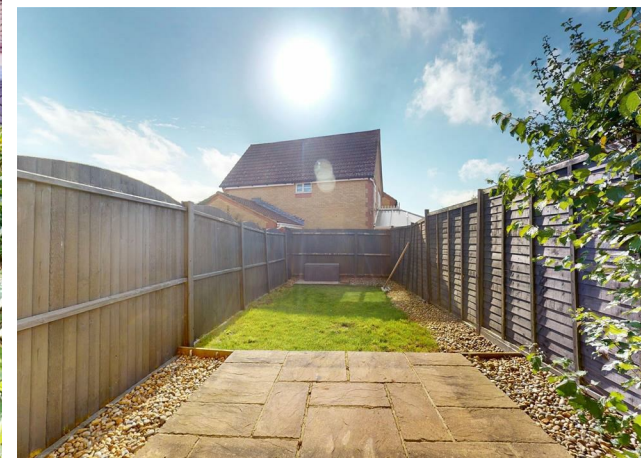




Bramley Close, Peasedown St John, Bath , BA2 8SJ

£265,000

- Garage & Parking
- Two Bed Terrace
- Sought After Location
- Energy Rating - C
- NO ONWARDS CHAIN
- Enclosed Rear Garden
- Tenure - Freehold
- Council Tax Band -B

Barons Property Centre is delighted to offer to the market this well-presented two-bedroom mid-terraced home, ideally suited to first-time buyers or investors. Nestled in a quiet cul-de-sac in the popular village of Peasedown St John, the property is conveniently located close to local amenities and offers excellent bus links to Bath. The home benefits from garage and allocated parking space and a well-established, sunny rear garden, perfect for relaxing or entertaining. The accommodation comprises an entrance, kitchen, and a spacious lounge/diner with large window and door opening onto the rear garden. Upstairs, there are two bedrooms and a family bathroom. Further features include gas central heating, UPVC double glazing, and gardens to both the front and rear. Please call BARONS to arrange your viewing on 01761 411 411.

Kitchen 7'9" x 7'10" (2.38 x 2.39)

Living Room 16'8" x 11'9" (5.09 x 3.60)

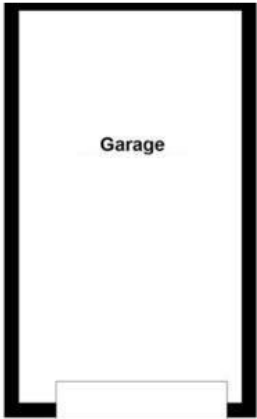
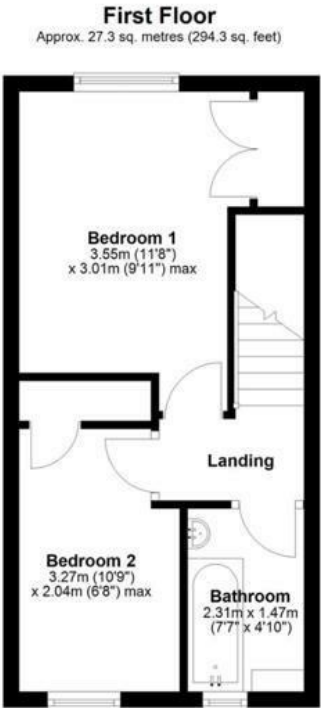
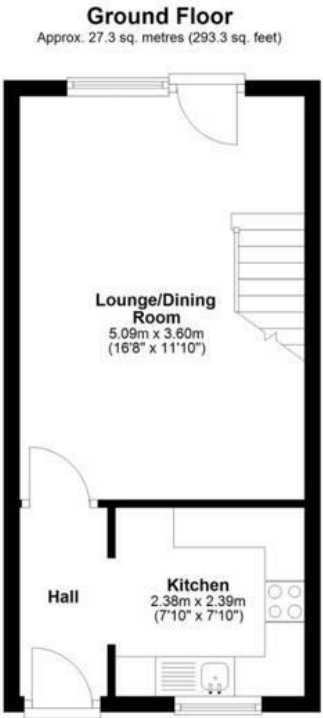
Bathroom 7'6" x 4'9" (2.31 x 1.47)

Bedroom One 11'7" x 9'10" (3.55 x 3.01)

Bedroom Two 10'8" x 6'8" (3.27 x 2.04)







Total area: approx. 54.6 sq. metres (587.6 sq. feet)

While every attempt has been made to ensure accuracy of the floor plan, measurements of door, windows/rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purposes only and should be used as such by prospective purchaser. Services, systems and appliances have not been tested and no guarantee to their operability or efficiency can be given.
Plan produced using PlanUp.



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

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.