



Greenlands Road. Peasedown St.John Bath. BA2 8EZ

£308,000

- NO ONWARD SALES CHAIN
- Lounge/Diner
- Council Tax Band - C
- Spacious Family Home
- Commuting Distance To Bath
- Garage & Driveway
- Tenure - Freehold
- Energy Rating - D
- Views To The Rear
- Close to Amenities

Barons are delighted to offer this spacious family home located in Peasedown St John with potential to extend (subject to planning permission). The accommodation in brief comprises of entrance hallway, lounge/dining room, kitchen and pantry. To the first floor can be found two double bedrooms and a single bedroom and a family bathroom. Outside to the front of the property is driveway parking leading to garage and an enclosed rear garden with patio area. This property is perfect for a growing family with plenty of space and within walking distance of local amenities and further benefits from gas central heating, double glazing and stunning views to the rear.

Living Room 15'4" x 10'10" (4.69 x 3.31)

Dining Room 9'0" x 8'5" (2.75 x 2.57)

Kitchen 13'5" x 8'9" (4.09 x 2.69)

Bedroom One 12'11" x 10'7" (3.96 x 3.23)

Bedroom Two 9'7" x 9'3" (2.93 x 2.82)

Bedroom Three 8'4" x 6'2" (2.56 x 1.88)

Bathroom 7'5" x 5'6" (2.28 x 1.68)

Please Note

Tenure Status - Freehold

Council Tax Band - C







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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		83	(92 plus) A		83
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	67		(55-68) D	67	
(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			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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