



35 Braysdown Lane, Bath, BA2 8HR

£450,000

- Energy Rating - D
- Sought After Area
- Great Size Garden & Outbuildings
- Council Tax Band - B
- Close Commuting Distance To The City Of Bath & Bristol
- Beautifully Presented Throughout
- Tenure - Freehold
- Spacious Family Home
- Solar Panels
- Viewings Recommended



A BEAUTIFULLY presented cottage located in Peasedown St John, with close commuting to the City Of Bath & Bristol and close to all local amenities. The property comprises a bright and airy living room, dining room, a spacious kitchen, boot room/utility room and a downstairs shower room. On the first floor you are greeted with three double bedrooms and a family bathroom. The garden lies to the front of the property with space for parking. The pretty front garden is laid to lawn with mature shrubs. 'The Hut' incorporating a desk, log burner, space for seating and overhead sleeping/relaxing area, making it a great 'hang out' space or ideal for an office. The property further benefits from gas central heating, UPVc double glazing and newly fitted solar panels with a great return. Viewings are highly recommended so call BARONS today to arrange your viewing on 01761 411411



Living Room 12'7" x 11'2" (3.86 x 3.41)

Dining Room 12'7" x 10'10" (3.84 x 3.31)

Kitchen 11'5" x 18'0" (3.48 x 5.51)

Utility/Boot Room max 12'1 x 7'9 max (max 3.68m x 2.36m max)

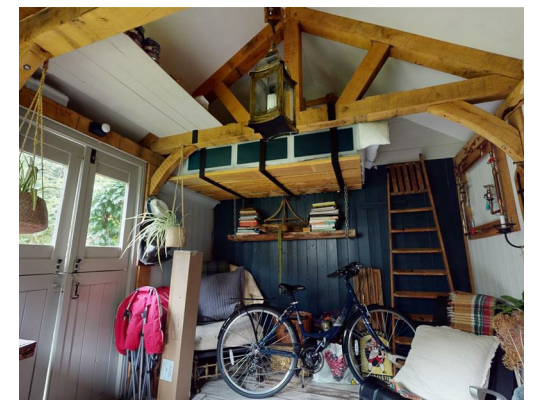
Downstairs Shower Room 5'11 x 4'0 (1.80m x 1.22m)

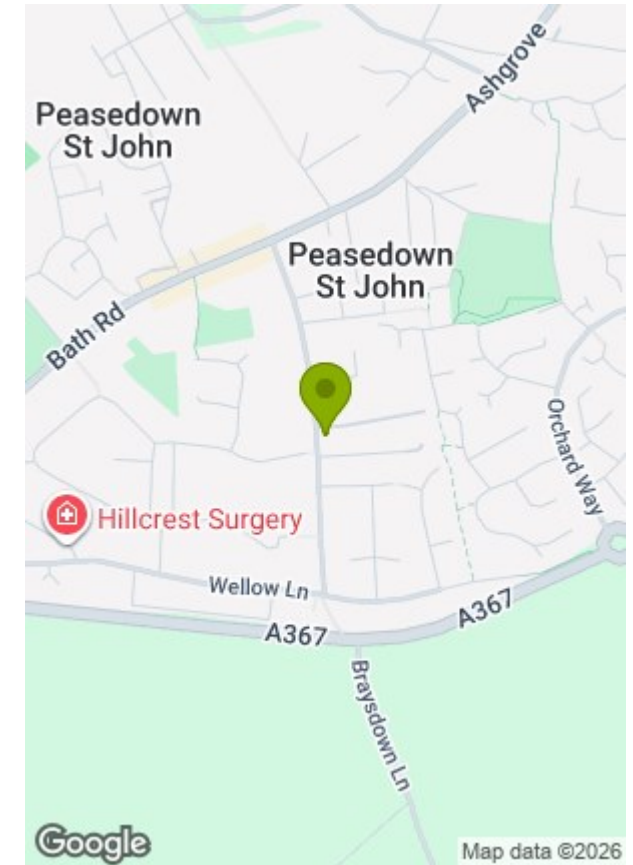
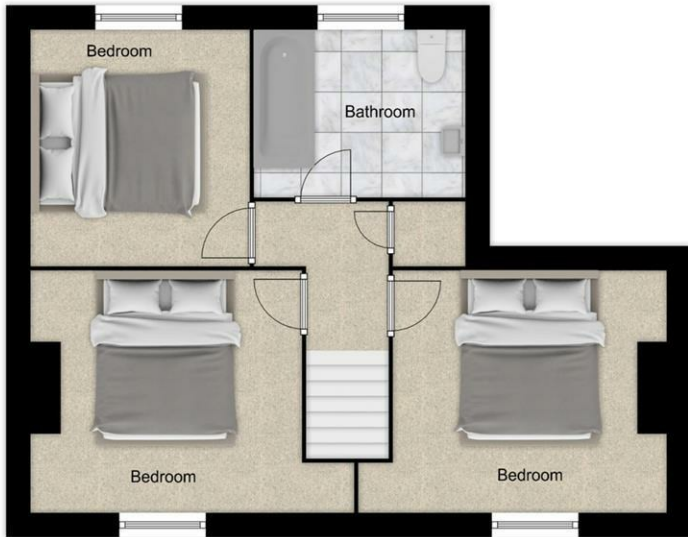
Bedroom One 12'7" x 12'5" (3.84 x 3.80)

Bedroom Two 12'7" x 11'2" (3.84 x 3.42)

Bedroom Three 11'6" x 8'11" (3.52 x 2.73)

Bathroom 9'77 x 8'3 (2.74m x 2.51m)





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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	77	88
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

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

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