



Amiens Place, Bath Road, Paulton, Bristol, BS39 7PB

£390,000

- **Period Property**
- **Garage & Parking**
- **Three Bed Semi Detached**
- **Spacious Family Home**
- **Tenure - Freehold**
- **Potential To Extend (STPP)**
- **Front & Rear Gardens**
- **NO ONWARD CHAIN**
- **Council Tax Band - C**

Barons are delighted to welcome to the market this charming semi-detached period property, ideally situated on Amiens Place along Bath Road in the popular village of Paulton, Bristol.

Offering three well-proportioned bedrooms, this home provides spacious and versatile accommodation, making it ideal for families, first-time buyers, or those looking to put their own stamp on a character property.

The property retains a wealth of period charm while presenting an excellent opportunity for modernisation. There is also clear potential to extend (subject to the necessary permissions), allowing prospective buyers to create a home tailored to their individual needs.

The ground floor comprises a kitchen, separate dining room, and a comfortable lounge, along with an additional useful space that could be converted into a utility area with WC and storage. To the first floor are three bedrooms, two of which are generous doubles, and a family shower room.

This is a wonderful opportunity to acquire a characterful home with great potential in a sought-after location. Early viewing is highly recommended to fully appreciate everything this property has to offer.

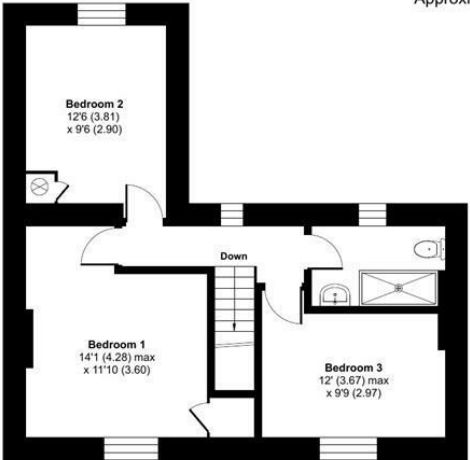
- Kitchen 11'5" x 9'4" (3.50 x 2.85)
- Dining Room 14'0" x 12'0" (4.28 x 3.68)
- Lounge 14'0" x 11'10" (4.29 x 3.61)
- 'Boot Room' 12'6" x 11'2" (3.82 x 3.42)
- Bedroom One 14'0" x 11'9" (4.28 x 3.60)
- Bedroom Two 12'5" x 9'6" (3.81 x 2.90)
- Bedroom Three 12'0" x 9'8" (3.67 x 2.97)
- Bathroom



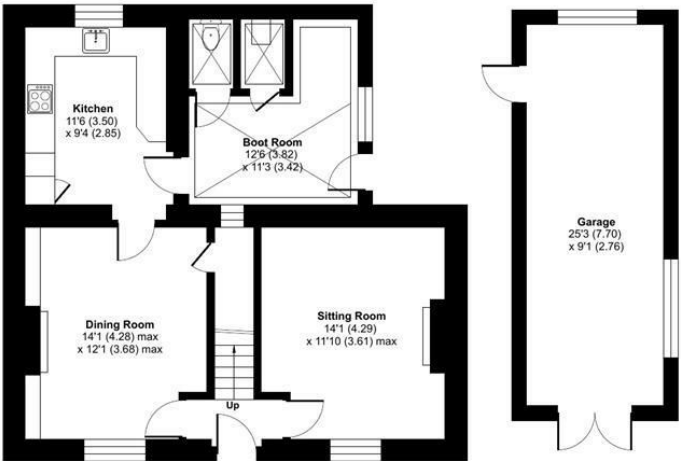


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Approximate Area = 1204 sq ft / 111.8 sq m
Garage = 229 sq ft / 21.2 sq m
Total = 1433 sq ft / 133 sq m
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Barons Property Centre. REF: 1437395



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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	67

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	

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