



Frederick Avenue, Peasedown St John, Bath, BA2 8JA

£289,950

- **Three Bed Terrace**
- **Beautifully Presented Throughout**
- **Ample Parking**
- **Large Private Rear Garden**
- **Close Commuting Distance To The City Of Bath**
- **Energy Rating - D**
- **Council Tax Band - B**
- **Tenure - Freehold**

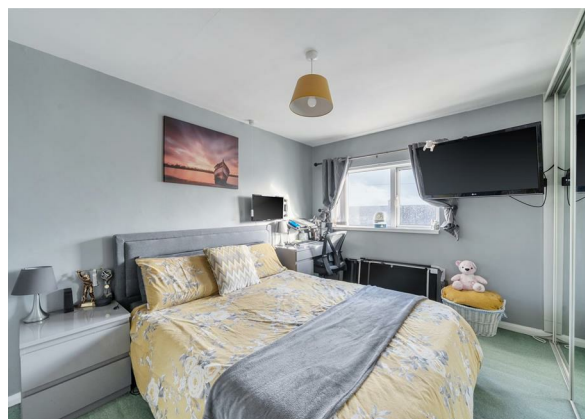
BARONS are delighted to present this beautifully maintained three-bedroom terraced home, situated in the popular village of Peasedown St John, just a short distance from Bath.

This charming property combines comfort, style, and practicality, making it ideal for families, couples, or anyone looking for additional space. The accommodation includes a spacious living/dining room, a modern fitted kitchen, a practical utility area, and a convenient cloakroom. Upstairs, there are three generous bedrooms and a family bathroom with a contemporary white suite.

One of the property's standout features is the large, enclosed rear garden, offering a private outdoor space perfect for children to play, entertaining guests, or gardening. Additional benefits include off-street parking, gas central heating, and uPVC double glazing throughout.

Peasedown St John offers a variety of local amenities, schools, and excellent transport links to Bath and the surrounding areas, making it a superb choice for modern family living.

Viewing is highly recommended. Call 01761 411 411 to arrange a viewing.





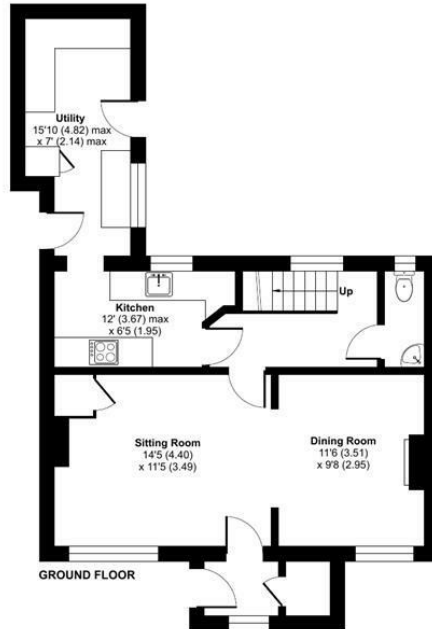
**Frederick Avenue, Peasedown St. John, Bath, BA2**

Approximate Area = 1047 sq ft / 97.2 sq m

For identification only - Not to scale

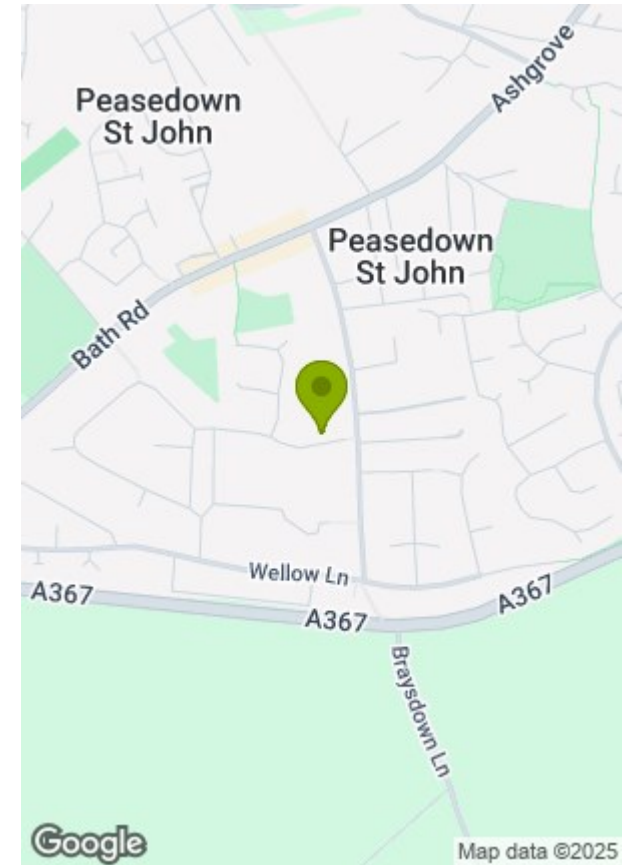


FIRST FLOOR

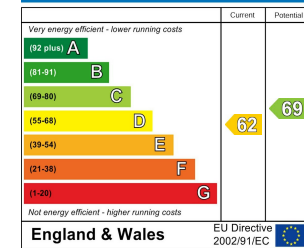


GROUND FLOOR

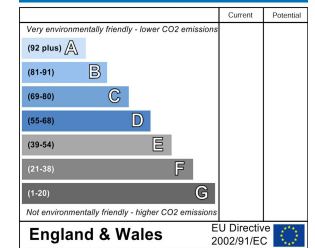
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2025. Produced for Barons Property Centre. REF: 1375036



**Energy Efficiency Rating**



**Environmental Impact (CO<sub>2</sub>) Rating**



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