

Old England Way, Peasedown St John, BA2 8TL

£265,000

- **Semi Detached**
- **Tenure - Freehold**
- **Energy Rating - C**
- **Council Tax - B**
- **Driveway Parking**
- **Rear Garden**
- **Conservatory**
- **Ensuite Shower**
- **No Ongoing chain**

Two-Bedroom Semi Detached Home in Peasedown St John

Barons Property Centre is pleased to present this well-maintained two-bedroom home, ideal for first-time buyers or investors. Situated in a quiet cul-de-sac within the popular village of Peasedown St John, the property offers convenient access to local amenities and excellent bus links to Bath.

Accommodation comprises to the ground floor of entrance hallway, lounge, kitchen/diner and a conservatory. To the first floor master bedroom with ensuite shower, bedroom two and a family bathroom.

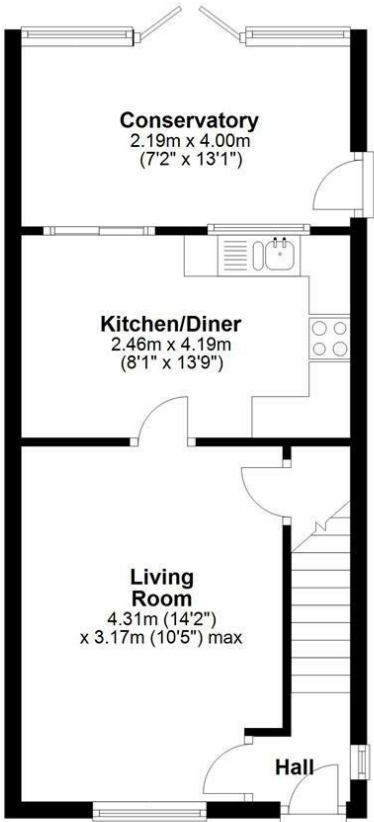
Additional benefits include gas central heating, UPVC double glazing, driveway parking for several vehicles and gardens to both the front and rear.





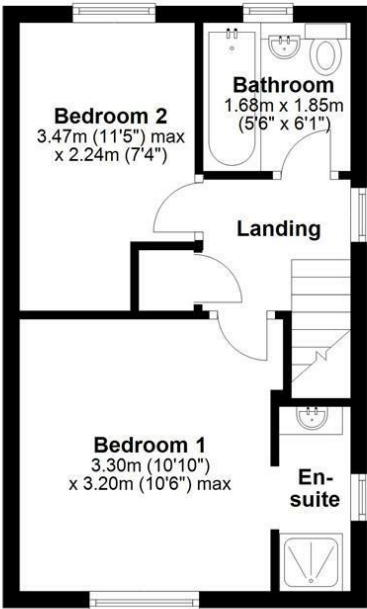
Ground Floor

Approx. 37.1 sq. metres (398.9 sq. feet)



First Floor

Approx. 28.2 sq. metres (303.8 sq. feet)



Total area: approx. 65.3 sq. metres (702.7 sq. feet)

Whilst every attempt has been made to ensure accuracy of the floor plan, measurements of doors, 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 the 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		69
(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.