



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)

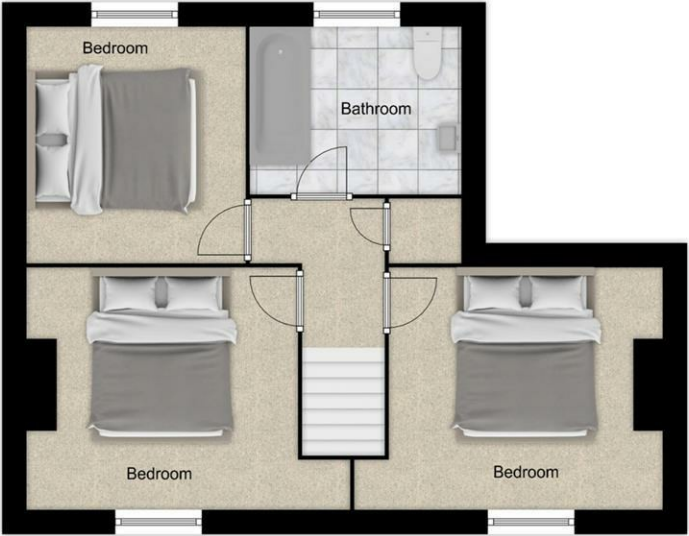
Bedroom Two 12'7" x 11'2" (3.84 x 3.42)

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

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







© Greenwood's Barons Property Centre 2023



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		88	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(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	EU Directive 2002/91/EC		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.