



4 BARON CLOSE
BITTON
BRISTOL
BS30 6LS
£250,000

Positioned within this quiet cul-de-sac within the beautiful village of Bitton, can be found this spacious first floor flat. Bitton is a convenient location, only a short drive into Bath, yet offering stunning countryside walks on the doorstep.

This top floor flat offers an attractive kerb appeal via its stone fronted façade, whilst inside the accommodation is spacious in nature and bathed in natural light. Entrance is via a communal hallway shared with only one other neighbour. Upon entrance to the flat, a hallway provides the perfect place for coats and shoes and in turn leads to the reception room. This room is of an open plan nature with a comfortable lounge and dining area. The kitchen comprises numerous built in wall and base units with space and plumbing for appliances.

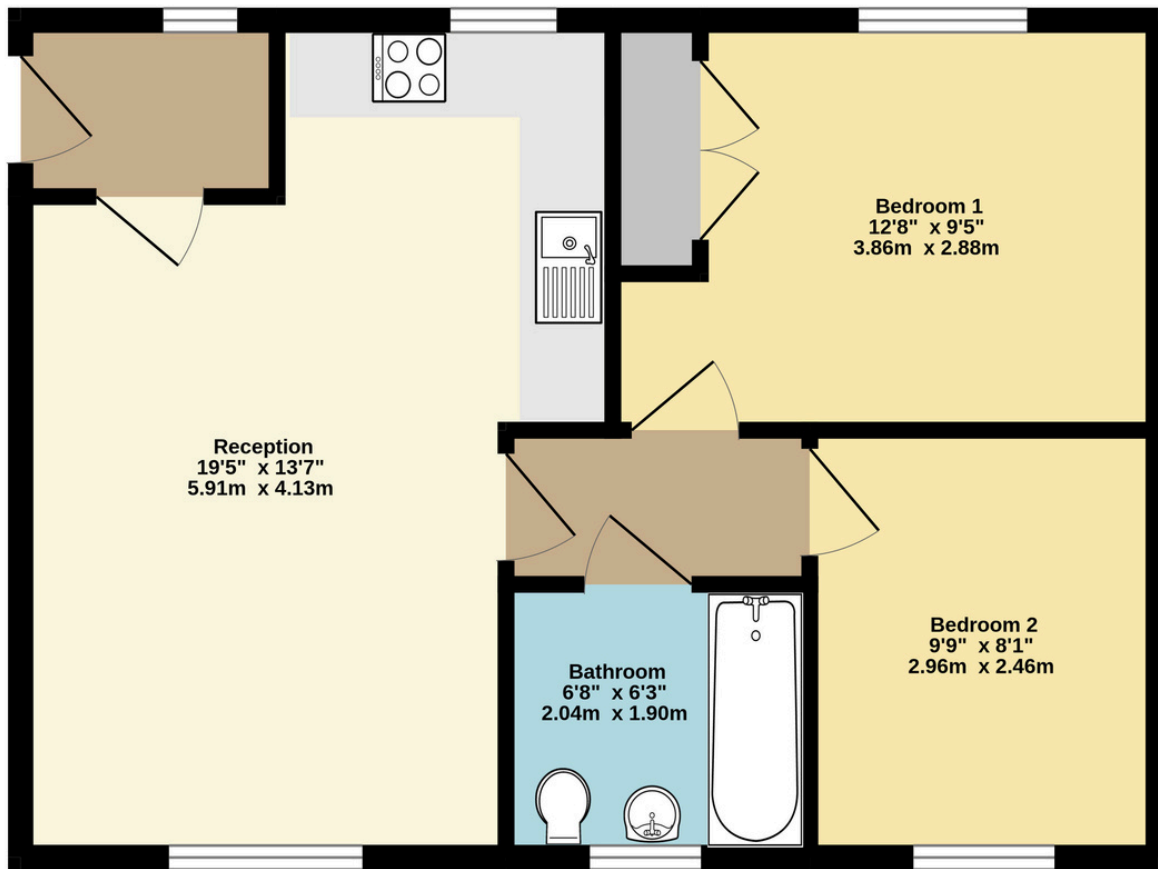
An internal hall leads to the bathroom, comprising a modern three piece white suite and both bedrooms. The largest of the two bedrooms can be found to the rear of the property and benefits a large storage cupboard, whilst the second double bedroom can be found overlooking the front aspect.

Further benefits include double glazed windows and gas central heating via a gas combination boiler, located in the storage cupboard in the main bedroom. Further storage is available in the loft and accessed via a loft hatch in bedroom two. Externally allocated parking can be found to the side of the building with plenty of on street parking readily available.

A really lovely first time purchase or buy to let investment, with an internal viewing highly recommended.







TOTAL FLOOR AREA : 517 sq.ft. (48.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy performance certificate (EPC)

4 Baron Close Bitton BRISTOL BS30 9LS	Energy rating C	Valid until:	14 May 2035
		Certificate number:	9756-3050-7205-2105-4200

Property type	Top-floor flat
Total floor area	48 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is C. It has the potential to be C.

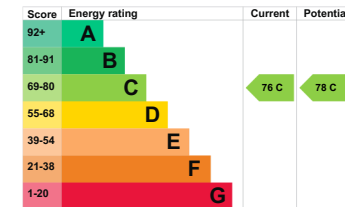
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



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