



Naishes Avenue, Peasedown St. John, Bath.

£440,000

A well presented family home in Peasedown St John with close commuting to the City Of Bath & Bristol. BARONS are delighted to welcome to the market this extended home in a sought after area and close to all local amenities. The property comprises a bright and airy living/dining room, kitchen, cloakroom and conservatory. On the first floor you are greeted with four double bedrooms, on benefiting from an en-suite and a family bathroom. The property further benefits from gas central heating, UPVc double glazing, parking and enclosed rear garden. Call Barons today to arrange your viewing on 01761 411411. *****3D INTERACTIVE TOUR AVAILBLE*****

- Energy Rating - TCB
- Well Presented Throughout
- Close Commuting To The City Of Bath & Bristol
- Council Tax Band - E
- Sought After Area
- 3D INTERACTIVE TOUR
- Extra Reception Room & Conservatory
- Lovely Family Home
- Tenure - Freehold
- Enclosed Private Rear Garden

Living/Dining Room 24'2 x 10'0 (7.37m x 3.05m)

Kitchen 13'9 x 8'9 (4.19m x 2.67m)

Separate Dining Room 14'3 x 8'11 (4.34m x 2.72m)

Cloakroom 4'9 x 2'10 (1.45m x 0.86m)

Bedroom One 11'11 x 8'6 (3.63m x 2.59m)

En-Suite 8'3 x 4'3 (2.51m x 1.30m)

Bedroom Two 14'4 x 8'8 (4.37m x 2.64m)

Bedroom Three 8'10 5'5 (2.69m 1.65m)

Bedroom Four

Bathroom 6'0 x 5'7 (1.83m x 1.70m)





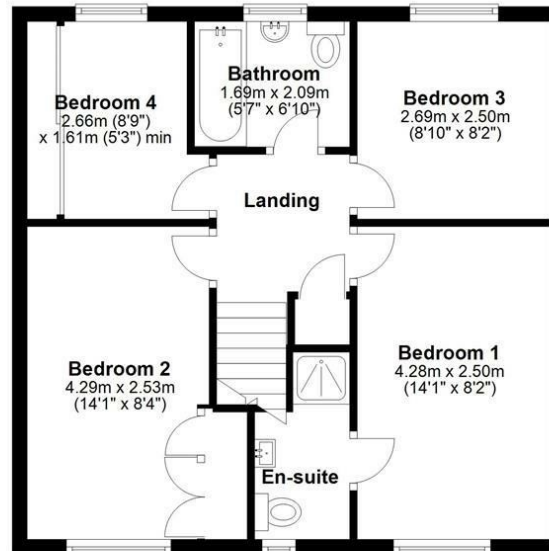
Ground Floor

Approx. 59.8 sq. metres (643.5 sq. feet)



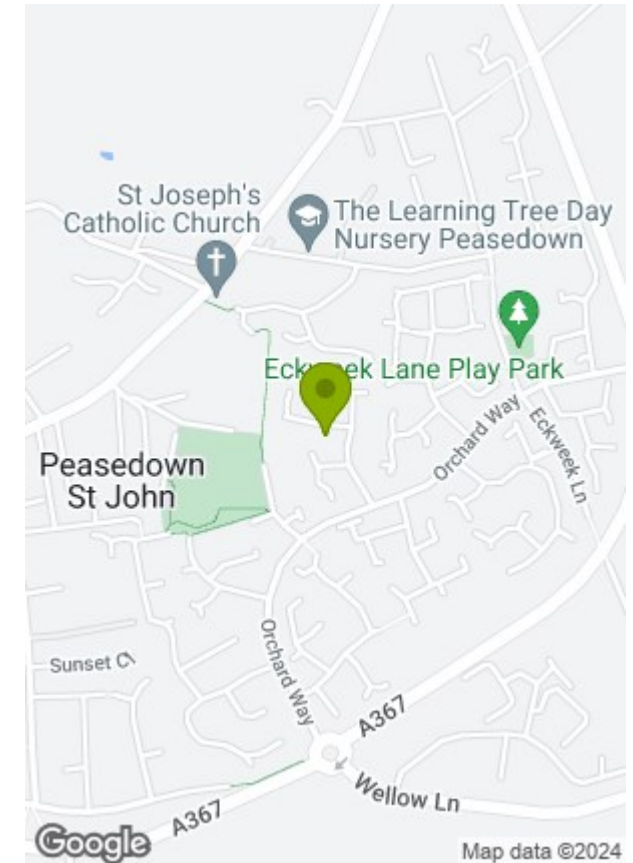
First Floor

Approx. 49.1 sq. metres (528.5 sq. feet)



Total area: approx. 108.9 sq. metres (1172.0 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
		81
	63	
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		
(81-91) A		
(69-80) B		
(55-68) C		
(39-54) D		
(21-38) E		
(1-20) 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.