



*****3D INTERACTIVE TOUR AVAILABLE*****BARONS are delighted to welcome to the market this three bedroom semi-detached home on a newly built development and presented beautifully throughout. Close distance to local amenities and on bus routes for commuting to the City Of Bath. The property comprises a bright and airy living room, a fitted kitchen with wall and base units and a cloakroom. On the first floor you are greeted with two double bedroom, one of which has an en-suite, a single bedroom and a family bathroom. The property further benefits from gas central heating, UPVc double glazing, parking, an enclosed rear garden and also a side garden next to the garage. Call Barons today on 01761 411411 to arrange your viewing.

- Energy Rating - B
- Tenure - Freehold
- Enclosed Rear Garden & Side Garden
- Council Tax Band - C
- En-Suite Shower Room
- Garage & Parking
- Beautifully Presented Throughout
- Close To Local Amenities
- 3D INTERACTIVE TOUR
- Gas Central Heating & UPVc Double Glazing

Living Room 16'8 x 14'9 (5.08m x 4.50m)

Kitchen 12'3 x 9'1 (3.73m x 2.77m)

Cloakroom

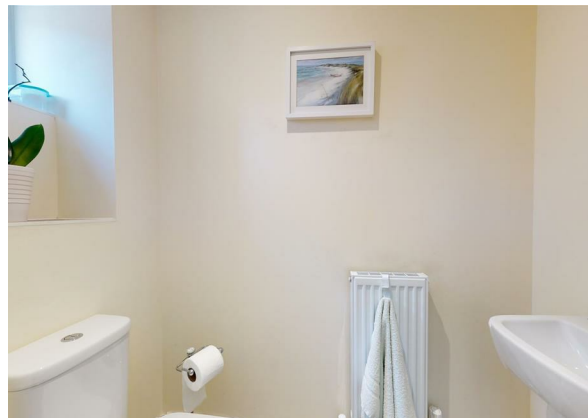
Bedroom One 11'9 x 10'9 (3.58m x 3.28m)

En-Suite 6'5" x 5'6" (1.97 x 1.70)

Bedroom Two 10'0 x 9'5 (3.05m x 2.87m)

Bedroom Three 8'6 x 6'10 (2.59m x 2.08m)

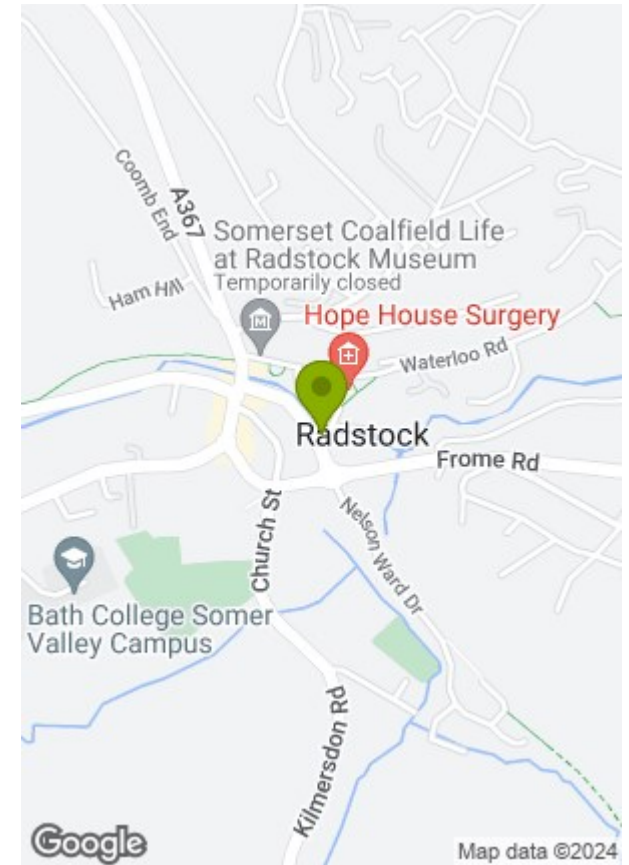
Bathroom 8'9" x 5'3" (2.67 x 1.62)







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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		95
(92 plus) A		
(81-91) B	83	
(69-80) C		
(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 (CO₂) 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	

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