



Lansdown View, Bath , BA2 0JP

£308,000

- Energy Rating - D
- Beautifully Presented Throughout
- Spacious 2 Bed Cottage
- Tenure - Freehold
- Character Property
- Close To All Local Amenities
- Off Street Parking For Two Or More
- Open Fireplace
- Close Commuting Distance To Bath
- Council Tax - C

Barons are delighted to welcome to the market this BEAUTIFULLY presented TWO BEDROOM COTTAGE located in the rural village of Timsbury, with good access to all local amenities and close commuting distance to Bath and Bristol. The property is full of CHARACTER throughout. Accommodation comprises a spacious living / dining area and large kitchen with utility room extension. On the second floor you are greeted by a spacious bathroom with a bath and shower and two great sized double bedrooms that let in plenty of light. Located at the rear of the property there is a large low maintenance detached garden and ample parking for two or more vehicles. VIEWINGS HIGHLY RECOMMENDED! Call BARONS Today on 01761 411411.

Living / Dining Room 23'3" x 11'5" (7.1 x 3.5)

Kitchen 15'1" x 7'10" (4.6 x 2.4)

Utility Room 13'9" x 5'10" (4.2 x 1.8)

Bedroom One 14'5" x 11'1" (4.4 x 3.4)

Bedroom Two 11'9" x 9'2" (3.6 x 2.8)

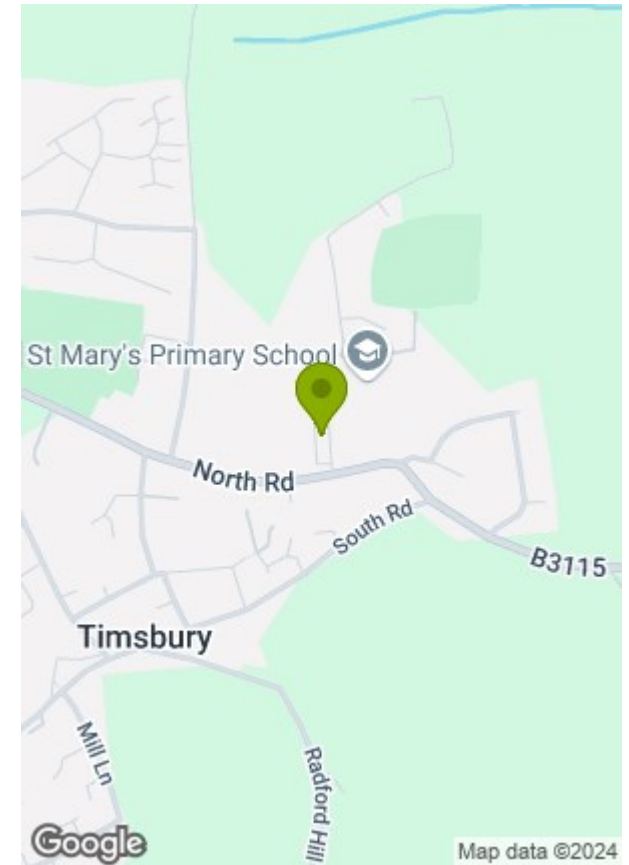
Bathroom 9'10" x 7'10" (3.0 x 2.4)







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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(81-91) A
(81-91) B			(69-80) B
(69-80) C			(55-68) C
(55-68) D			(39-54) D
(39-54) E			(21-38) E
(21-38) F			(1-20) F
(1-20) G			
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
		62	
		80	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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