



Greenlands Road. Peasedown St.John Bath. BA2 8EZ

£308,000

- Energy Rating - D
- Semi Detached
- Garage & Driveway
- Spacious Family Home
- Commuting Distance To Bath
- NO ONWARD SALES CHAIN
- Lounge/Diner
- Close to Amenities
- Views To The Rear

Barons are delighted to offer this spacious family home located in Peasedown St John with potential to extend (subject to planning permission). The accommodation in brief comprises of entrance hallway, lounge/dining room, kitchen and pantry. To the first floor can be found two double bedrooms and a single bedroom and a family bathroom. Outside to the front of the property is driveway parking leading to garage and an enclosed rear garden with patio area. This property is perfect for a growing family with plenty of space and within walking distance of local amenities and further benefits from gas central heating, double glazing and stunning views to the rear.

Living Room 15'4" x 10'10" (4.69 x 3.31)

Dining Room 9'0" x 8'5" (2.75 x 2.57)

Kitchen 13'5" x 8'9" (4.09 x 2.69)

Bedroom One 12'11" x 10'7" (3.96 x 3.23)

Bedroom Two 9'7" x 9'3" (2.93 x 2.82)

Bedroom Three 8'4" x 6'2" (2.56 x 1.88)

Bathroom 7'5" x 5'6" (2.28 x 1.68)

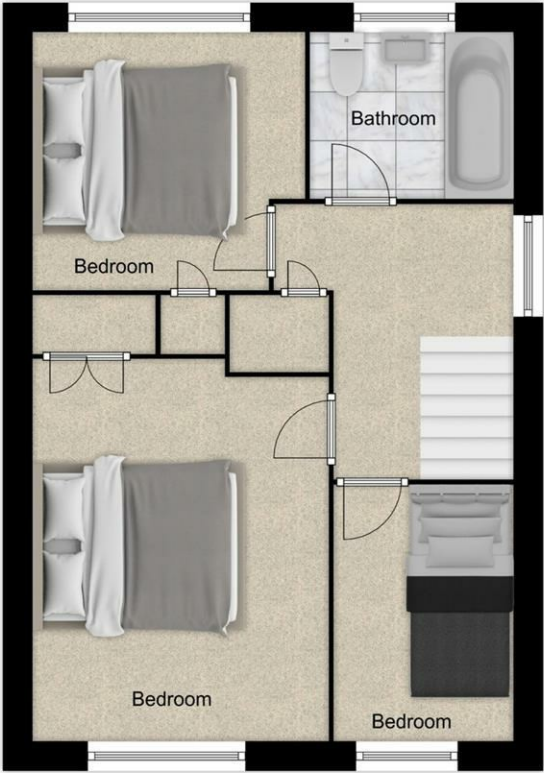
Please Note

Tenure Status - Freehold

Council Tax Band - C







© Greenwood's Barons Property Centre 2022



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C	67	
(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 (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		83
(81-91) B		
(69-80) C	67	
(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		

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.