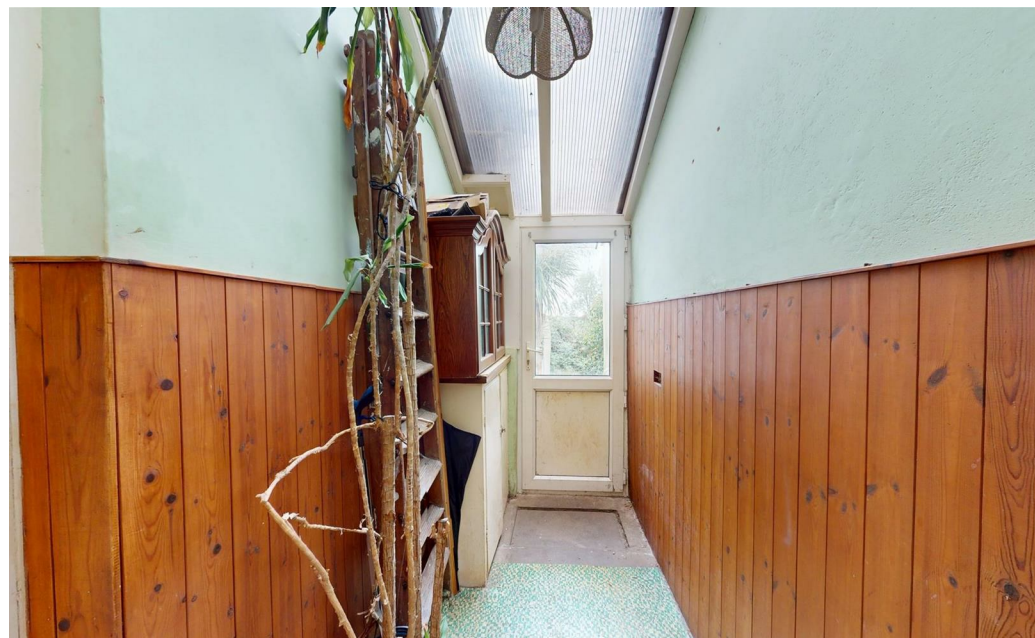


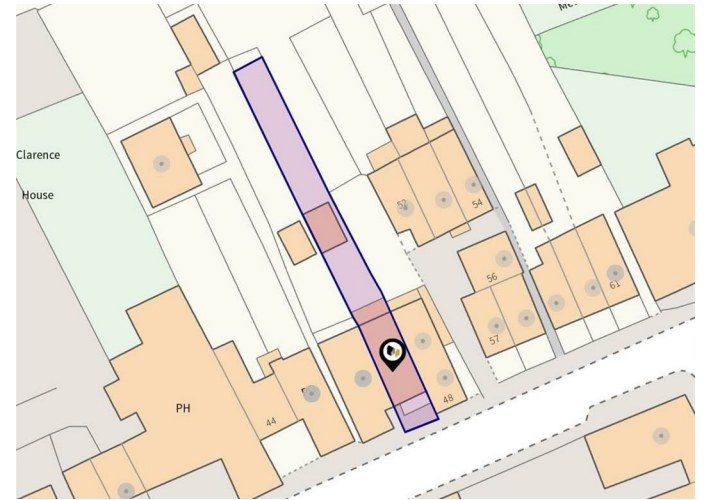
Bath Road, Peasedown St. John Bath , BA2 8DL

£175,000

- NO ONWARD CHAIN
- Two Bedroom, Two Bathroom Terraced
- Parking & Garage
- Council Tax Band - B
- Ideal For First Time Buyer & Investors Alike
- Close To All Local Amenities
- Tenure -Freehold
- Energy Rating - TBC

A Two-Bedroom Mid Terraced Home with Huge Potential on Bath Road, Peasedown St John. Accommodation comprises of front porch, living room, dining room and kitchen and a wet room. To the first floor you have two bedrooms and a spacious bathroom. Outside the property has a good size garden and detached garage and parking. This two-bedroom semi-detached house offers an exciting opportunity for those seeking a property to truly make their own. While the home requires full modernisation, it offers a fantastic blank canvas for buyers looking to renovate and create something truly special. Whether you're a first-time buyer, investor, or looking for a project, this is a rare opportunity to add value in a desirable location. Located in a sought-after area, Peasedown St John is a thriving village offering a strong sense of community and a range of local amenities including shops, schools, parks, and regular public transport links. The city of Bath is easily accessible, making this a great option for commuters. Call Barons on 01761 411411 to arrange your viewing.





AWAITING
FLOORPLAN



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