



Frederick Avenue, Peasedown St John, Bath, BA2 8JA

£289,950

- **Three Bed Terrace**
- **Beautifully Presented Throughout**
- **Ample Parking**
- **Large Private Rear Garden**
- **Close Commuting Distance To The City Of Bath**
- **Energy Rating - D**
- **Council Tax Band - B**
- **Tenure - Freehold**

BARONS are delighted to welcome to the market this beautifully presented three-bedroom terraced home, located in the popular village of Peasedown St John, just outside Bath.

This delightful property offers the perfect blend of comfort, style, and practicality, ideal for families, couples, or those seeking additional space.

The accommodation comprises a spacious living/dining room, a modern fitted kitchen, a useful utility area, and a convenient cloakroom. Upstairs, there are three generous bedrooms and a family bathroom fitted with a white suite.

One of the standout features of this home is the large, enclosed rear garden, a perfect private outdoor space for children to play, for entertaining, or for those who enjoy gardening. The property also benefits from off-street parking, gas central heating, and uPVC double glazing throughout.

Peasedown St John offers a range of local amenities, schools, and excellent transport links to Bath and the surrounding areas, making this an ideal location for modern family living.

Viewing is highly recommended to fully appreciate all this lovely home has to offer.

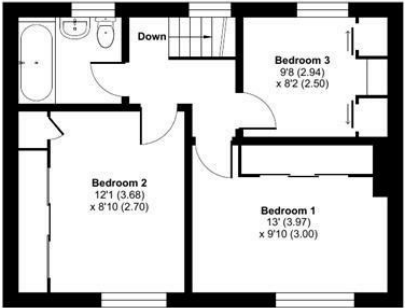




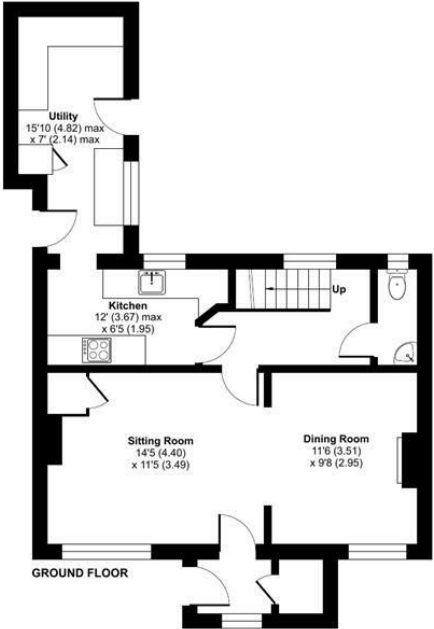
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Approximate Area = 1047 sq ft / 97.2 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2025. Produced for Barons Property Centre. REF: 1375036



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	62	69
(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		
(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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