



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

**£175,000**

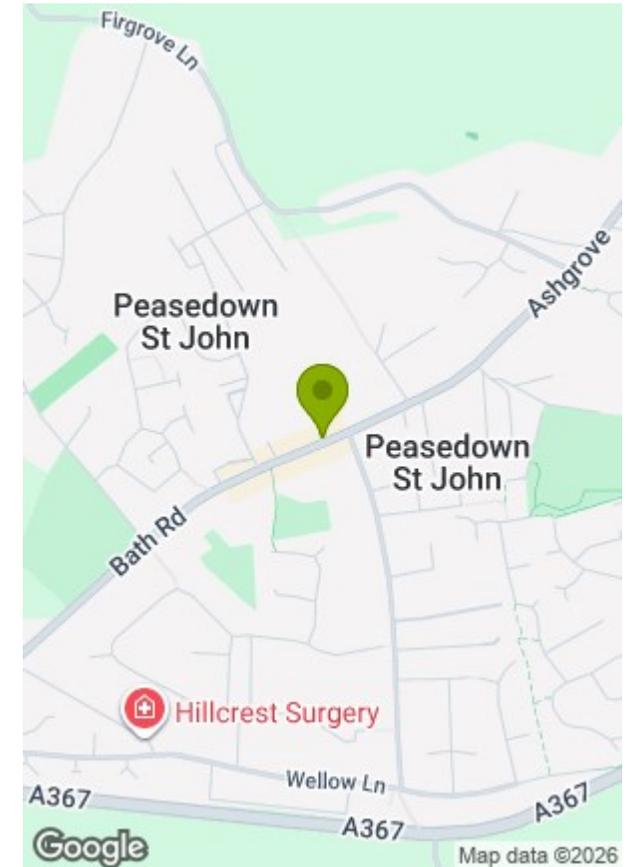
- NO ONWARD CHAIN
- Two Bedroom, Two Bathroom Terraced
- Parking & Garage
- Council Tax Band - B
- Ideal For First Time Buyer & Investors Alike
- Close To All Local Amenities
- Tenure -Freehold
- Energy Rating - C

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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
	75	84
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	

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

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