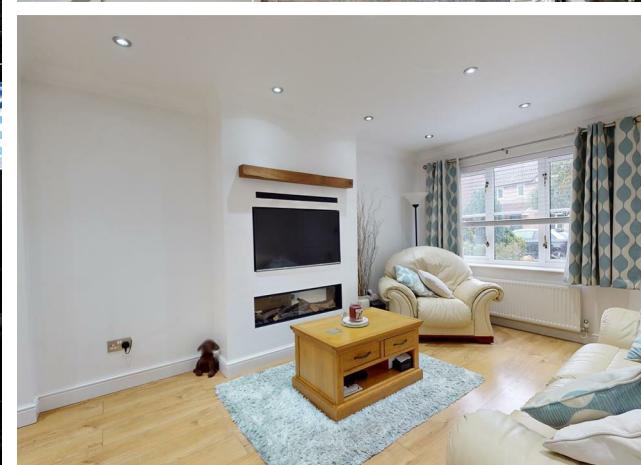




53 Naishes Avenue, Bath, BA2 8TF

£436,000



A well-presented and extended family home located in the popular village of Peasedown St John, offering excellent commuting links to the City of Bath and Bristol. BARONS are delighted to bring to the market this spacious property, situated in a sought-after area and within easy reach of all local amenities.

The accommodation comprises a bright and airy living room, kitchen, separate dining room, cloakroom and conservatory. To the first floor are four generous double bedrooms, one benefiting from an en-suite, along with a modern family bathroom.

Further benefits include gas central heating, UPVC double glazing, off-street parking and an enclosed rear garden.

Call Barons today to arrange your viewing on 01761 411411.

- Sought After Area
- Enclosed Private Rear Garden
- Council Tax Band - E
- Extra Reception Room & Conservatory
- Close Commuting To The City Of Bath & Bristol
- Well Presented Throughout
- Tenure - Freehold
- Energy Rating - D
- Lovely Family Home
- 3D INTERACTIVE TOUR

Living/Dining Room 24'2 x 10'0 (7.37m x 3.05m)

Kitchen 13'9 x 8'9 (4.19m x 2.67m)

Separate Dining Room 14'3 x 8'11 (4.34m x 2.72m)

Cloakroom 4'9 x 2'10 (1.45m x 0.86m)

Bedroom One 11'11 x 8'6 (3.63m x 2.59m)

En-Suite 8'3 x 4'3 (2.51m x 1.30m)

Bedroom Two 14'4 x 8'8 (4.37m x 2.64m)

Bedroom Three 8'10 5'5 (2.69m 1.65m)

Bedroom Four

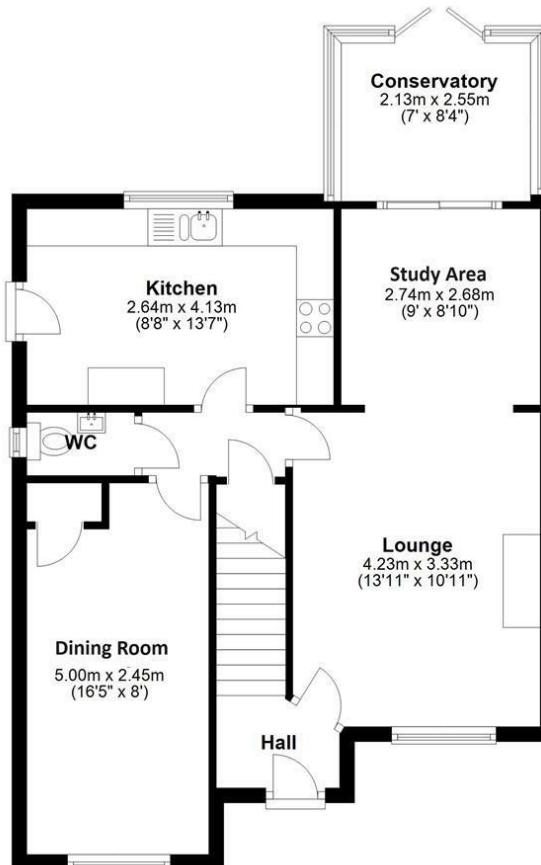
Bathroom 6'0 x 5'7 (1.83m x 1.70m)





Ground Floor

Approx. 59.8 sq. metres (643.5 sq. feet)



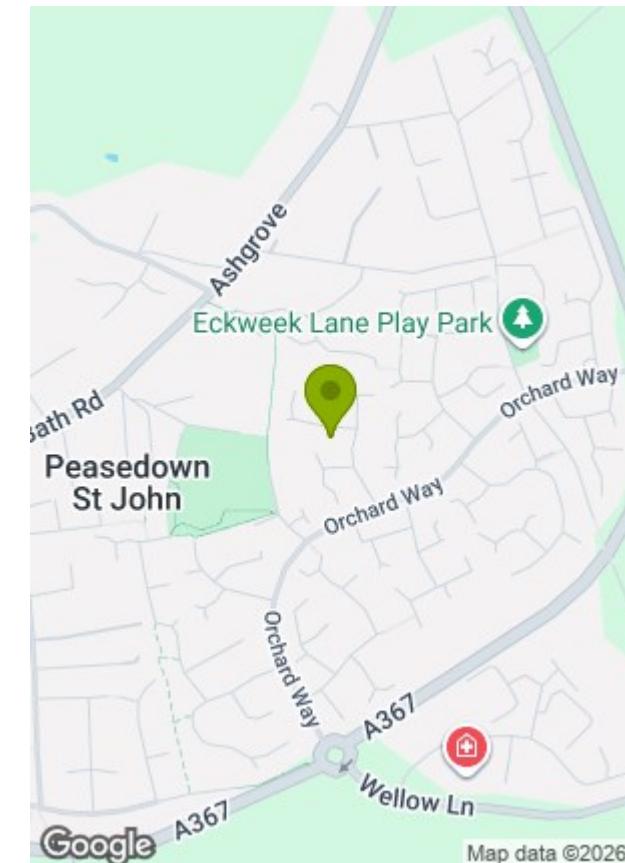
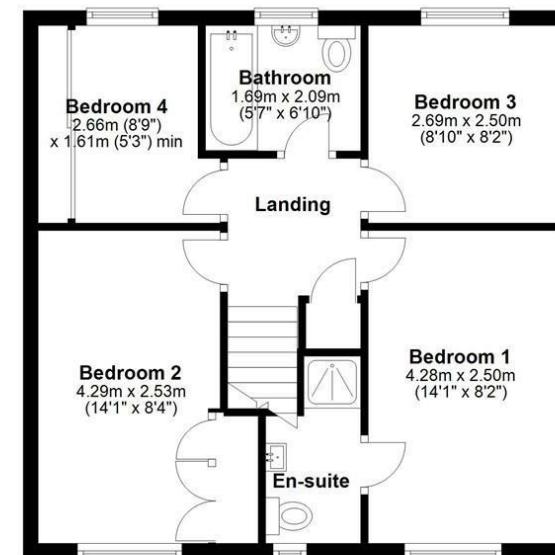
Total area: approx. 108.9 sq. metres (1172.0 sq. feet)

Whilst every attempt has been made to ensure accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purposes only and should be used as such by the prospective purchaser. Services, systems and appliances have not been tested and no guarantee to their operability or efficiency can be given.

Plan produced using PlanUp.

First Floor

Approx. 49.1 sq. metres (528.5 sq. feet)



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		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

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			
EU Directive 2002/91/EC			
England & Wales			