



**Bramley Close, Peasedown St John, Bath , BA2 8SJ**

**£250,000**

- Garage & Parking
- Two Bed Terrace
- Sought After Location
- Energy Rating - C
- NO ONWARDS CHAIN
- Enclosed Rear Garden
- Tenure - Freehold
- Council Tax Band -B

### Two-Bedroom Mid-Terraced Home in Peasedown St John

Barons Property Centre is pleased to present this well-maintained two-bedroom mid-terraced home, ideal for first-time buyers or investors. Situated in a quiet cul-de-sac within the popular village of Peasedown St John, the property offers convenient access to local amenities and excellent bus links to Bath.

The home features a garage, allocated parking space, and a well-established, sunny rear garden – perfect for relaxing or entertaining. Accommodation includes an entrance hall, kitchen, and a spacious lounge/diner with a large window and door opening onto the rear garden. Upstairs, there are two bedrooms and a family bathroom.

Additional benefits include gas central heating, UPVC double glazing, and gardens to both the front and rear.

Call Barons today on 01761 411 411 to arrange your viewing.

Kitchen 7'9" x 7'10" (2.38 x 2.39)

Living Room 16'8" x 11'9" (5.09 x 3.60)

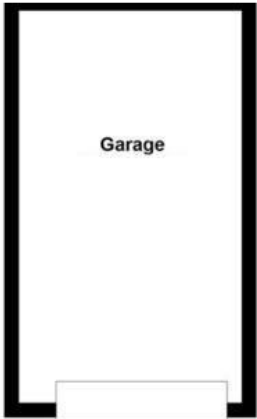
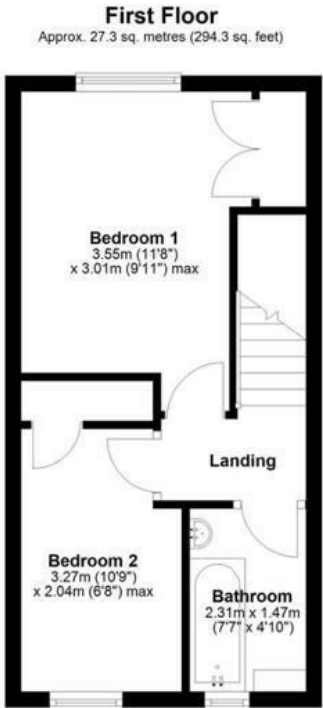
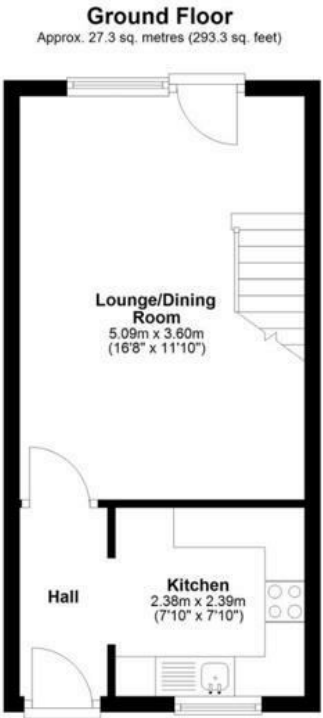
Bathroom 7'6" x 4'9" (2.31 x 1.47)

Bedroom One 11'7" x 9'10" (3.55 x 3.01)

Bedroom Two 10'8" x 6'8" (3.27 x 2.04)







Total area: approx. 54.6 sq. metres (587.6 sq. feet)

While every attempt has been made to ensure accuracy of the floor plan, measurements of door, 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 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.



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         | <b>88</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 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                                         |         |           |

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.