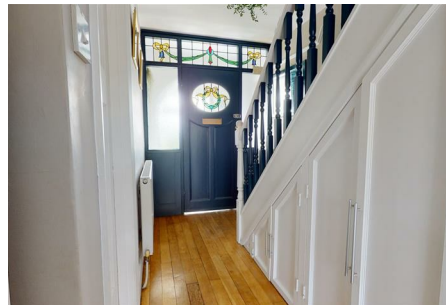




Bristol Road, Radstock.

Asking Price £485,000

- **VIEWINGS HIGHLY RECOMMENDED**
- **Versatile Wrap Around Conservatory**
- **Beautifully Presented Detached Family Home**
- **Desirable Location Walking Distance To All Local Amenities**
- **3D INTERACTIVE TOUR**
- **Far Reaching Countryside Views**
- **Council Tax Band - D**
- **Commuting Distance To City Of Bath & Bristol**
- **Energy Rating - D**
- **Tenure - Freehold**



BARONS are delighted to welcome to the market this 1930's three bedroom detached family home located on Bristol Road in Radstock. BEAUTIFULLY presented throughout and benefiting from STUNNING far reaching COUNTRYSIDE views and a QUIET Location. Close commuting distance to the City Of Bath & Bristol and close to local amenities. SPACIOUS & VERSATILE living space and potential to extend further STPP. The property comprises a bright and airy living room with potential 4th bedroom, an open plan newly fitted modern kitchen with dining area, utility room, a downstairs shower room and a wrap around conservatory. On the first floor you are greeted with two double bedrooms, a single and a family bathroom. The property further benefits from gas central heating, UPVc double glazing, a garage, on street parking and an office space in the rear garden with electric and lighting. Call Barons today to avoid disappointment on 01761 411411

Living Room 12'1 x 13'0 (3.68m x 3.96m)

Kitchen/Diner 20'3 x 12'9 (6.17m x 3.89m)

Utility Room 9'0 x 8'3 (2.74m x 2.51m)

Downstairs Shower Room 7'10 x 5'9 (2.39m x 1.75m)

Conservatory 26'6" x 8'10" (8.08 x 2.71)

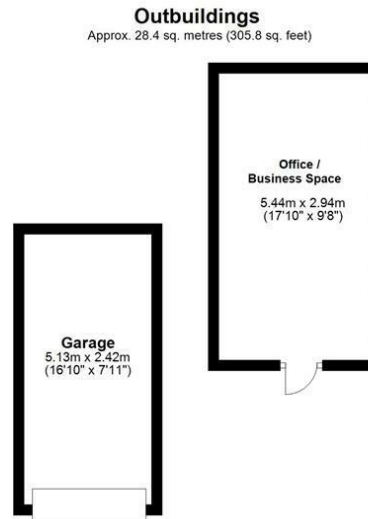
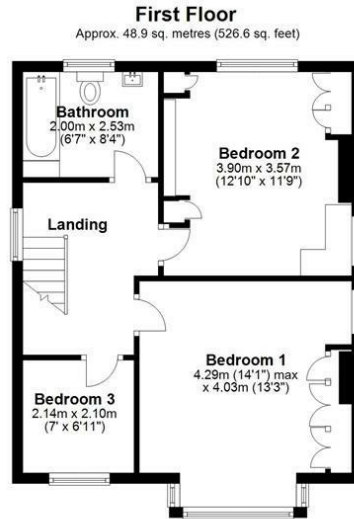
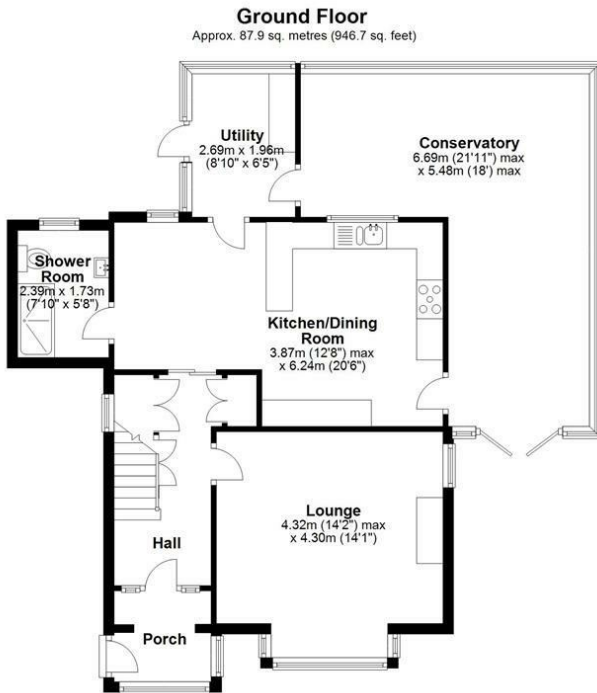
Bedroom One 12'1 x 10'7 (3.68m x 3.23m)

Bedroom Two 12'2 x 10'10 (3.71m x 3.30m)

Bedroom Three 7'5 x 6'11 (2.26m x 2.11m)

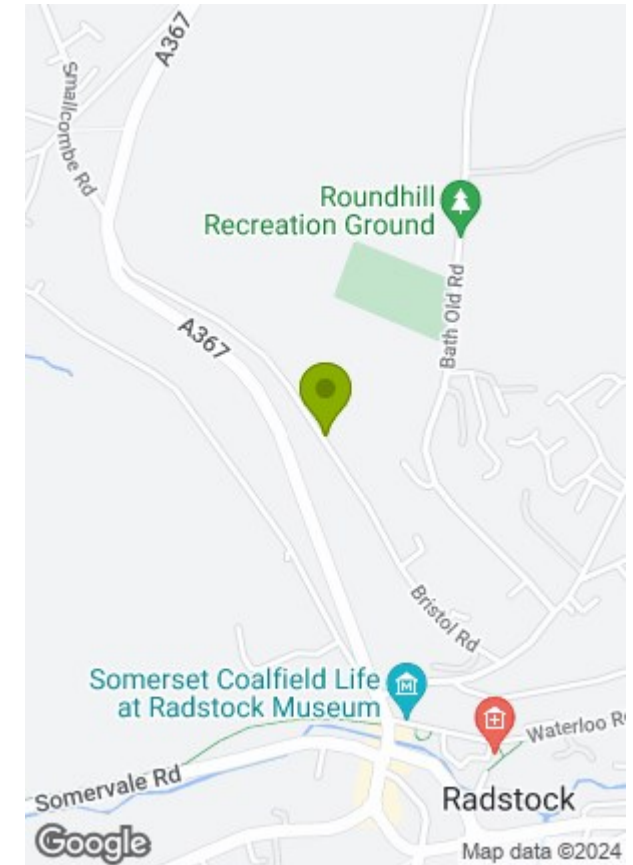
Bathroom 8'4 x 6'7 (2.54m x 2.01m)





Total area: approx. 165.3 sq. metres (1779.1 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.



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		
	62	76
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	

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.