



**Chilcompton Road, Midsomer Norton, Radstock**

**£239,995**





- Energy Rating - E
- Off-Street Parking
- Front Garden & Courtyard
- Walking Distance To Local Amenities
- Ideal First Time Buyers Or Investors Alike
- Charming Cottage
- Set Back Location
- Council Tax Band - B
- 3D INTERACTIVE TOUR
- Tenure - Freehold

NO ONWARD SALES CHAIN....Barons are pleased to introduce to the market this TWO bedroom mid terraced COTTAGE in Midsomer Norton. Ideal for the first time buyers and investors alike. The property offers front entrance to the MODERN fitted kitchen leading into the living room with access to the rear enclosed garden and off street parking. On the first floor are greeted with Two bedrooms and a bathroom with shower over bath. The property further benefits from gas central heating and UPVc double glazing. VIEWINGS HIGHLY RECOMMENDED. Call today on 01761 411411. \*\*\*\*\*3D INTERACTIVE TOUR AVAILABLE\*\*\*\*\*

**Living Room 12'1" x 11'2" (3.68 x 3.40)**

**Kitchen/Breakfast Room 12'1" x 10'2" (3.68 x 3.10)**

**Bedroom One 12'2" max x 11'1" max (3.71 max x 3.38 max)**

**Bedroom Two 9'1" x 7'1" (2.77 x 2.16)**

Benefitting from built in storage housing electric heating system.

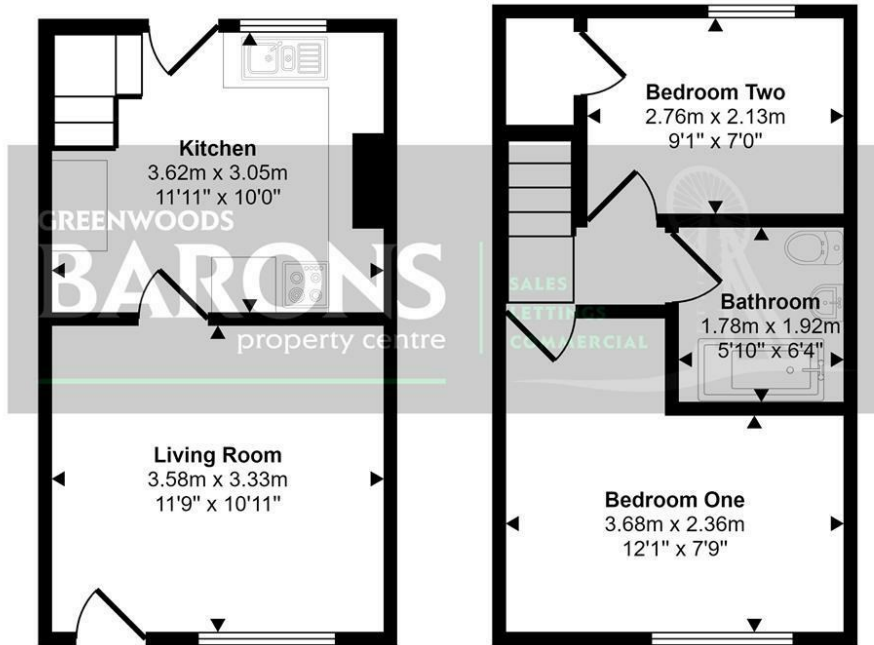
**Bathroom 6'4" x 5'8" (1.93 x 1.73)**







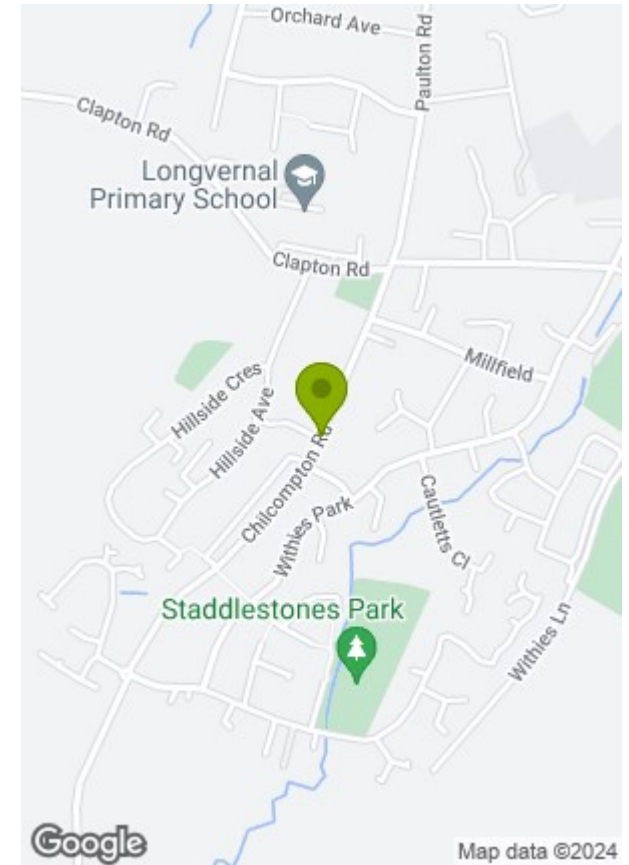
Approx Gross Internal Area  
48 sq m / 517 sq ft



**Ground Floor**  
Approx 24 sq m / 253 sq ft

**First Floor**  
Approx 25 sq m / 264 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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>		
Not energy efficient - higher running costs		
		<b>82</b>
	<b>54</b>	
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		
(82 plus) <b>A</b>		
(61-81) <b>B</b>		
(40-60) <b>C</b>		
(21-39) <b>D</b>		
(12-20) <b>E</b>		
(1-11) <b>F</b>		
(0) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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