



Redfield Road, Midsomer Norton

£425,000

- Energy Rating - E
- One Bedroom Annex
- Tenure - Freehold
- Enclosed Rear Garden With Workshop
- Conservatory & WC
- Well Extended Family Home
- Garage & Driveway Parking
- Council Tax Band - C
- Presented Great Throughout
- Close To All Local Amenities

Barons introduce to the market this spacious Extended family home AND ANNEXE in Midsomer Norton. Close distance to all local amenities, including schools and very well presented throughout. The property comprises a bright and airy living room, dining room, kitchen/breakfast room, conservatory and WC. On the first floor you are greeted with three bedrooms and a family bathroom. The property further benefits from a one bedroom annexe with living area/kitchen and shower room., gas central heating, UPVc double glazing, a great size enclosed rear garden, garage and ample parking. VIEWINGS HIGHLY RECOMMENDED. Call today to arrange your viewing on 01761 411411

Living Room 15'11" x 12'0" (4.87 x 3.66)

Kitchen 18'2" x 7'6" (5.55 x 2.31)

Dining Room 10'10" x 10'4" (3.31 x 3.16)

Garden Room 8'0" x 7'10" (2.46 x 2.40)

WC

Bedroom One 12'11" x 11'0" (3.94 x 3.37)

Bedroom Two 10'8" x 11'3" (3.26 x 3.43)

Bedroom Three 9'3" x 6'11" (2.84 x 2.11)

Bathroom 6'7" x 5'6" (2.02 x 1.68)

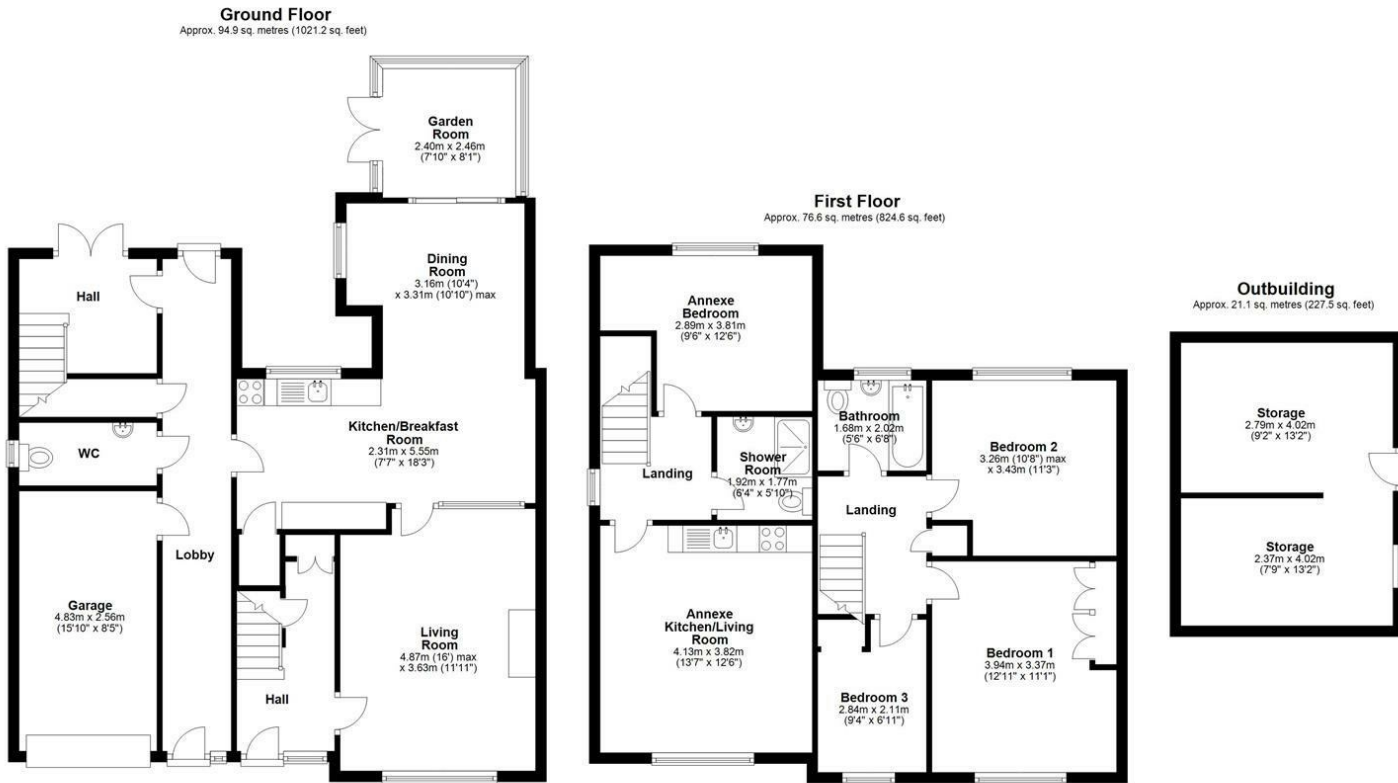
Annex Kitchen/Living Room 13'6" x 12'6" (4.13 x 3.82)

Annex Bedroom 12'5" x 9'5" (3.81 x 2.89)

Annex Shower Room 6'3" x 5'9" (1.92 x 1.77)

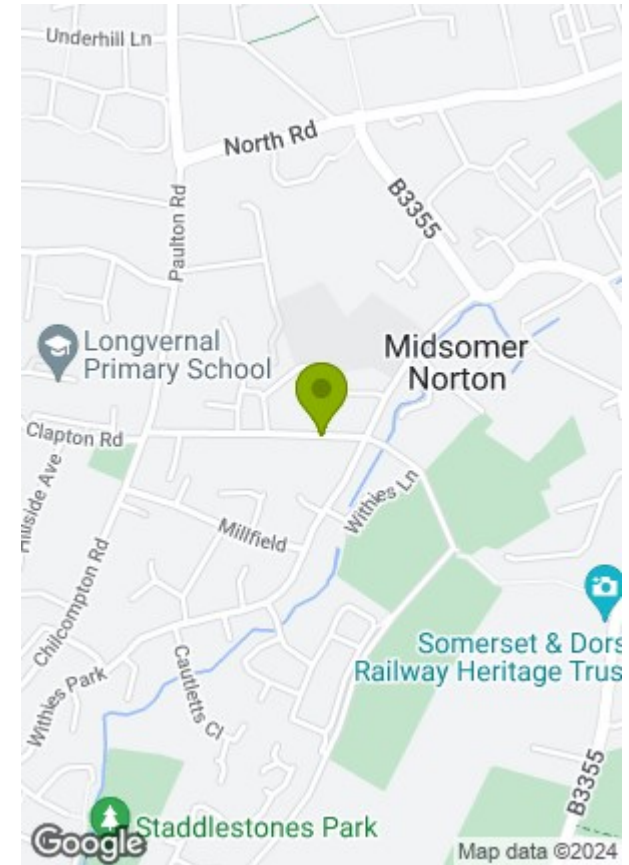






Total area: approx. 192.6 sq. metres (2073.3 sq. feet)

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 Planity.



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		
		80
	53	
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.