



Underhill, Gurney Slade, Radstock , BA3 4TL

£249,900

- Energy Rating - D
- Viewings Highly Recommended
- Tenure - Freehold
- Council Tax Band - B
- Close To Local Pub & Corner Shop
- Ideal First Time Buyer Or Investors Alike
- Very Well Presented Throughout
- Sought After Village Location
- Garage & Parking
- No Onwards Chain.

IDEAL FOR THE FIRST TIME BUYER OR INVESTORS ALIKE. Barons welcome to the market this very well presented TWO bed house in the sought after village of Gurney Slade, with walking distance to the local pub, corner shop and bus routes. The property comprises a spacious living room, a kitchen with space for white goods and a utility room. On the first floor you are greeted with two good size bedrooms and a bathroom. The property further benefits from oil fuelled central heating, UPVc double glazing, a garage, a parking space and a rear small court yard garden. Early viewings are highly recommended to avoid disappointment. Call Barons today on 01761 411411

Living Room 13'6" x 12'9" (4.13 x 3.89)

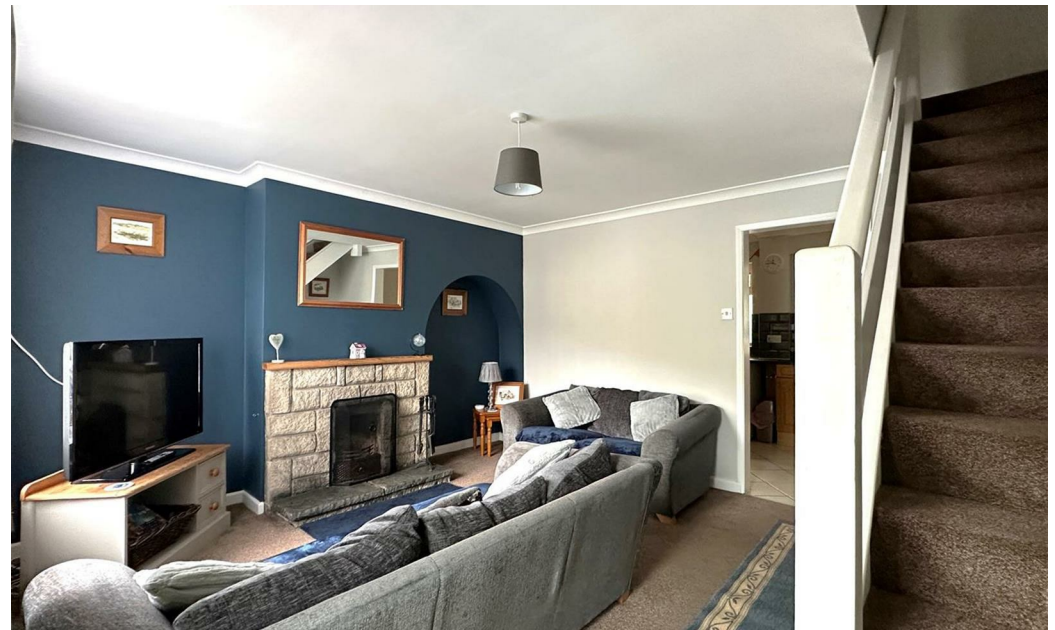
Kitchen 13'8" x 7'4" (4.19 x 2.26)

Utility Room 5'1" x 5'1" (1.57 x 1.55)

Bedroom One 11'3" x 9'10" (3.45 x 3.02)

Bedroom Two 8'4" x 7'10" (2.55 x 2.40)

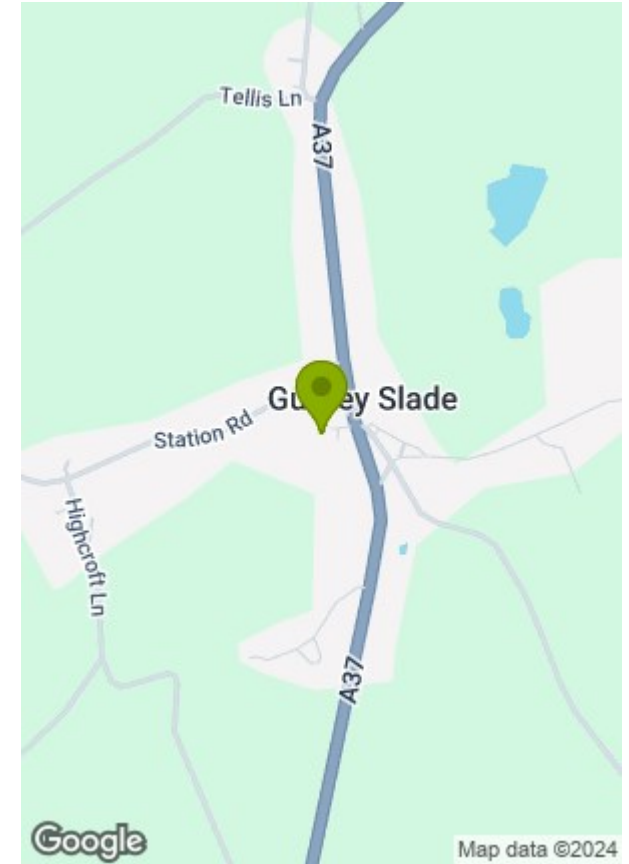
Bathroom 6'5" x 5'6" (1.97 x 1.68)







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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		
		87
	61	
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		

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