



Florida Terrace, Midsomer Norton, Radstock, BA3 2AE

£264,000

- Energy Rating - D
- **VIEWINGS HIGHLY RECOMMENDED**
- Tenure - Freehold
- Council Tax Band - B
- **3D INTERACTIVE TOUR**
- Ideal First Time Buyer Or Investors Alike
- Beautifully Presented Throughout
- Enclosed Rear Garden & Ample Parking
- Walking Distance To High Street With All Amenities
- Spacious Accommodation

A beautiful, well presented home, located walking distance to all local amenities and on bus routes to all surrounding towns and villages. BARONS are delighted to welcome to the market this miners cottage, ideal for the first time buyer or investors alike. The property comprises a bright and airy open plan living/dining room, a good size kitchen and cloakroom. On the first floor you are greeted with two double bedrooms, a single and family bathroom. The property benefits from gas central heating, UPVC double glazing, an enclosed rear garden and ample parking. VIEWINGS are Highly recommended so call Barons today on 01761 411411

Living Room 12'2" 11'1" (3.73 x 3.38)

Dining Room 12'0" x 11'6" (3.66 x 3.52)

Kitchen 15'11" x 9'5" (4.86 x 2.88)

WC 7'3" x 2'8" (2.22 x 0.82)

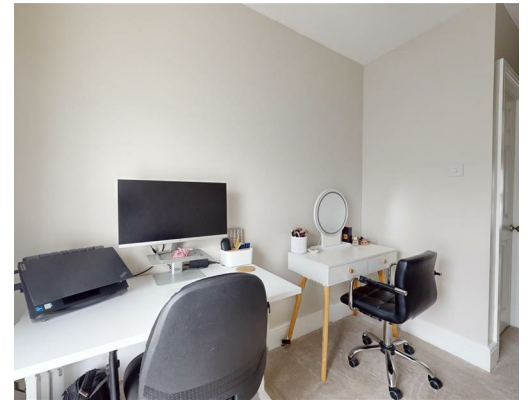
Bedroom One 11'7" x 10'0" (3.55 x 3.06)

Bedroom Two 10'11" x 10'0" (3.35 x 3.07)

Bedroom Three 8'3" x 5'4" (2.52 x 1.65)

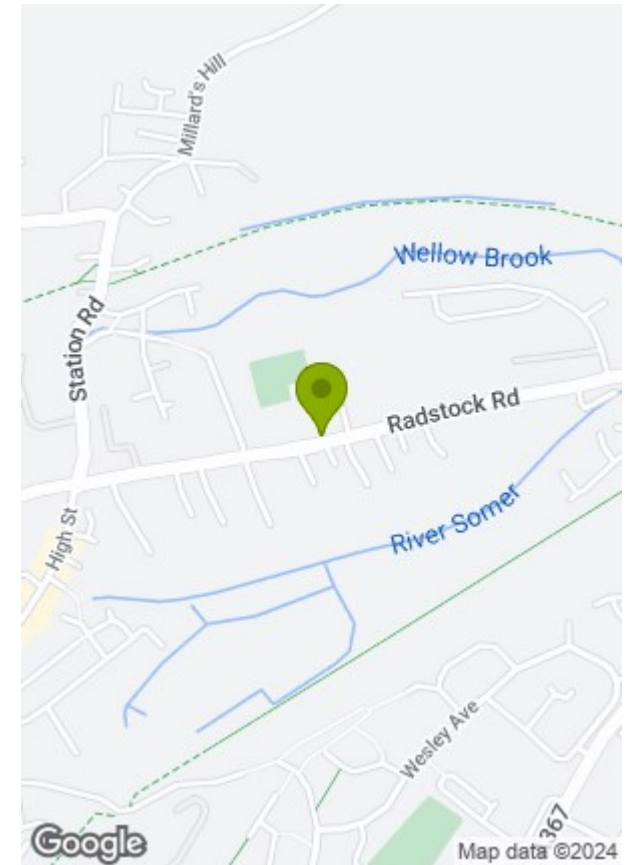
Bathroom 9'5" x 6'11" (2.88 x 2.12)







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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		80
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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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