



**Williams Green, Bristol, BS39 7AF**

**£320,000**



- Energy Rating - C
- Close Walking Distance To Local Amenities
- Spacious Family Home
- 3D INTERACTIVE TOUR
- En-Suite & Cloakroom
- Garage & Parking
- Tenure - Freehold
- Council Tax Band - C
- Close Commuting Distance To The City Of Bath
- Enclosed Rear Garden

A good size family home located in Paulton with close commuting distance to the City of Bath & Bristol. Barons are pleased to welcome to the market this well presented home, close to all local amenities including pubs, restaurants, shops, swimming pool, a hospital and much more. The property comprises a living room, kitchen/dining room and cloakroom. On the first floor you are greeted with two double bedrooms, one with an en-suite, a single bedroom and a family bathroom. The property further benefits from gas central heating, UPVc double glazing, parking, a garage and an enclosed rear garden. Call Barons today to arrange your viewing on 01761 411411.

**Living Room 15'9" x 10'0" (4.81 x 3.07)**

**Kitchen/Dining Room 15'8" x 9'6" (4.80 x 2.92)**

**Cloakroom 6'6" x 2'11" (1.99 x 0.9)**

**Bedroom One 8'10" x 12'11" (2.70 x 3.96)**

**En-Suite 6'9" x 4'3" (2.06 x 1.30)**

**Bedroom Two 10'0" x 6'9" (3.07 x 2.07)**

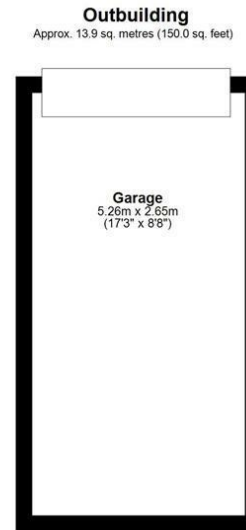
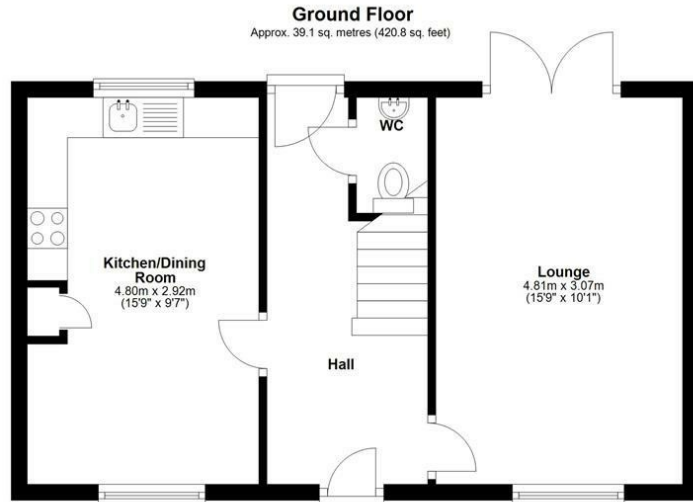
**Bedroom Three 7'2" x 6'9" (2.20 x 2.07)**

**Bathroom 6'9" x 5'6" (2.06 x 1.68)**

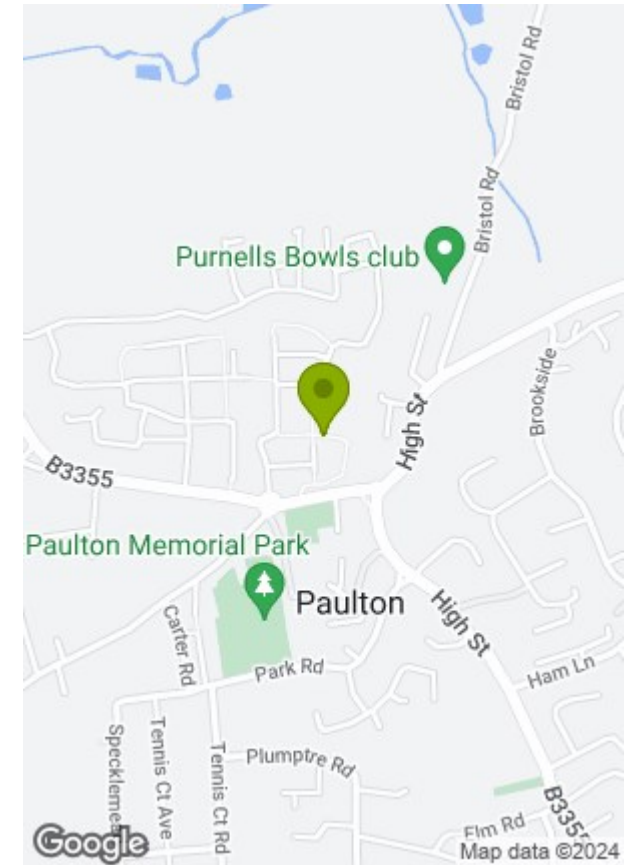








Whilst every attempt has been made to ensure accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purposes only and should be used as such by the prospective 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) <b>A</b>			90
(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			
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			
(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 environmentally friendly - higher CO <sub>2</sub> 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.