



Cautletts Close, Radstock, BA3 2PU

Offers Over £290,000

Barons welcomes to the market this well presented Three Bedroom DETACHED Property, located in a peaceful cu-de-sac within Midsomer Norton, close to all local amenities including pubs, restaurants, supermarket, shops, primary and secondary schools, a swimming pool, gym & much more. The property comprises a kitchen, dining room/living room, conservatory and a converted garage that now serves as an additional reception room or office. On the first floor you are greeted with two double bedrooms, one with an en-suite, a single and a family bathroom. The property further benefits from gas central heating, UPVc double glazing, an enclosed rear garden, and ample parking. Call BARONS today to arrange your viewing on 01761 411411.

- Energy Rating - C
- Ample Parking
- Enclosed Private Rear Garden
- Close To All Local Amenities
- Viewings Highly Recommended
- Detached Family Home
- Tenure - Freehold
- Council Tax Band - C
- Quiet Location
- Cul-De-Sac Location

Kitchen 7'8" x 9'2" (2.35 x 2.80)

Living / Dining Room 22'10" x 10'2" (6.96 x 3.11)

Reception Room / Study 14'6" x 7'4" (4.43 x 2.24)

Conservatory 9'11" x 7'6" (3.04 x 2.30)

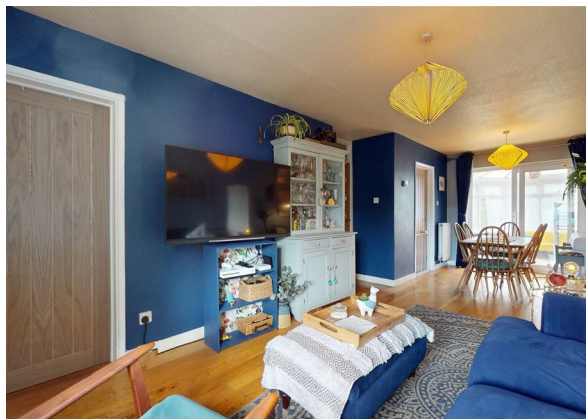
Bedroom One 11'1" x 9'5" (3.39 x 2.89)

Bedroom Two 11'6" x 9'5" (3.51 x 2.89)

En-Suite

Bedroom Three 8'0" x 9'2" (2.46 x 2.81)

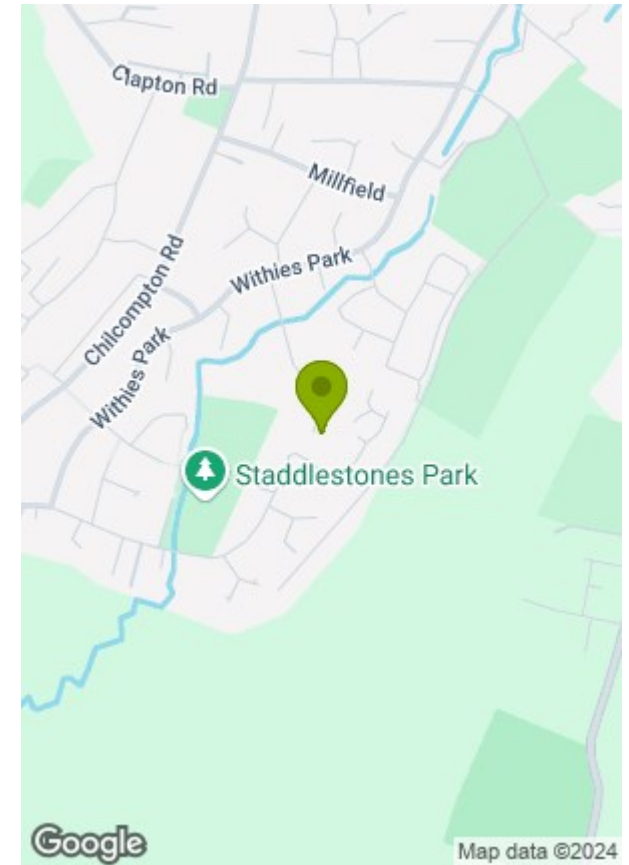
Bathroom 8'0" x 5'10" (2.44 x 1.78)







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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		
	73	86
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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