



**Hazel Grove, Radstock, BA3 4BT**

**£295,000**



- Beautifully Presented Throughout
- Link Detached
- Private Enclosed Garden
- Tenure - Freehold
- Council Tax Band - C
- Energy Rating - TBC
- Parking & Garage
- Updated Throughout
- Quiet Location
- Ideal for First Time Buyer or Investors alike

Welcome to this delightful DETACHED house located in Westfield. This stunning property boasts TWO DOUBLE BEDROOMS, making it perfect for a small family or those looking for a cosy space to call home. The interior of the house is thoughtfully designed, with a warm and inviting atmosphere that welcomes you as soon as you step through the door. Accommodation comprises of Entrance Porch, refitted Kitchen, Lounge, a conservatory with addition of a tiled roof, skylights and a radiator giving benefit of all year round use. To the first floor there are two spacious bedrooms with built in wardrobes and a refitted shower room. This property further boasts, enclosed attractive rear garden, GARAGE, gas central heating and UPVc double glazing. The surrounding area of Radstock and Midsomer Norton is known for its natural beauty and charming community spirit. With local amenities and green spaces nearby, you'll have everything you need right at your doorstep. Don't miss out on the opportunity to make this lovely detached house your new home. Book a viewing today and experience the charm and tranquillity that this property has to offer.

**Kitchen 10'11" 6'11" (3.35m 2.13m)**

**Living Room 13'7" x 12'2" (4.15 x 3.73)**

**Conservatory 13'10" x 11'10" (4.23 x 3.63)**

**Bedroom One 11'2" x 10'4" (3.42 x 3.16)**

**Bedroom Two 8'4" x 7'1" (2.56 x 2.16)**

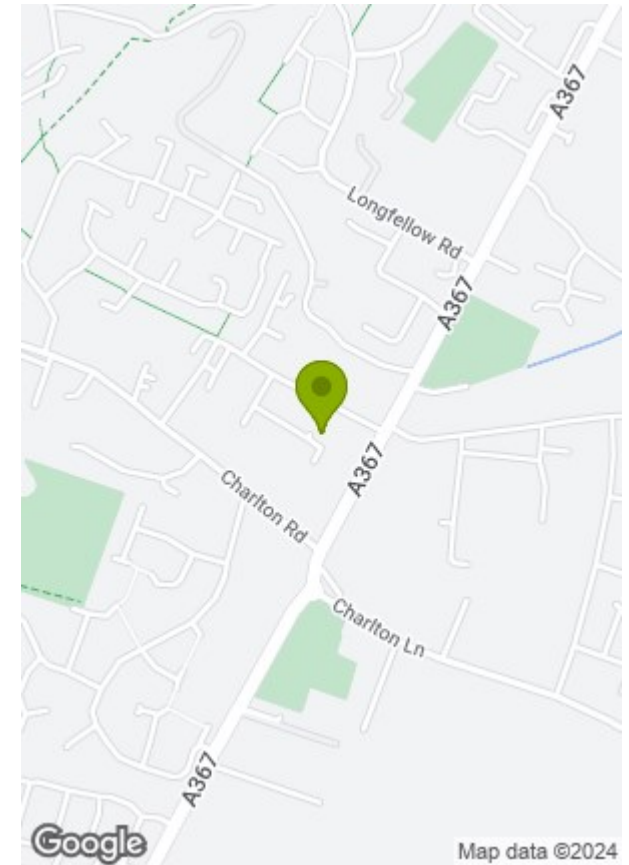
**Shower Room 8'2" x 4'10" (2.51 x 1.49)**









# AWAITING FLOORPLAN



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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 energy efficient - higher running costs		
<small>EU Directive 2002/91/EC</small> 		

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		
<small>EU Directive 2002/91/EC</small> 		

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