



**Haydon Gate, Radstock , BA3 3RB**

**£252,000**



- **Three Bed Semi-Detached**
- **Tenure - Freehold**
- **Council Tax Band - C**
- **Energy Rating - C**
- **Enclosed Rear Garden**
- **Ample Parking**
- **Ideal for First Time Buyer & Investors Alike**
- **3D Interactive Tour**

\*\*\*\*\*3D INTERACTIVE TOUR AVAILABLE\*\*\*\*\*BARONS are delighted to welcome to the market this well presented three bedroom home in Haydon, within easy reach to shops, restaurants, local schools including St Nicholas Primary School & Writhlington Academy and commuting distance to City of Bath & Frome. This property is ideal for the first time buyers or investors alike. Accommodation comprises a spacious living room, kitchen / dining room, three bedrooms and a family bathroom. The property further benefits from gas central heating, UPVc double glazing, parking for two vehicles, an enclosed low maintenance rear garden and garden shed. Call Barons today to arrange your viewing on 01761 411411.

Kitchen / Dining Room 14'0" x 8'0" (4.27 x 2.44)

Living Room 14'11" x 10'11" (4.57 x 3.35)

Bedroom One 12'2" x 8'2" (3.71 x 2.51)

Bedroom Two 9'10" x 7'10" (3.02 x 2.41 )

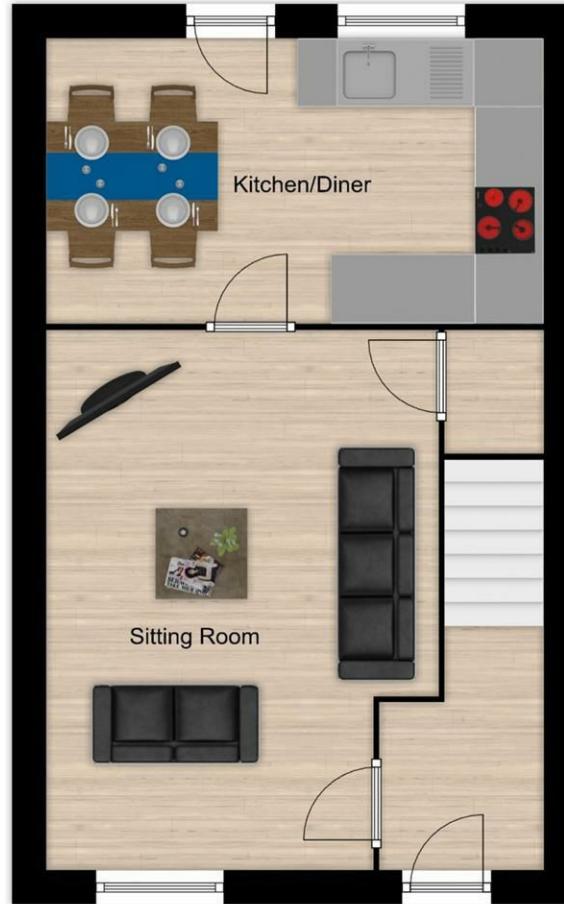
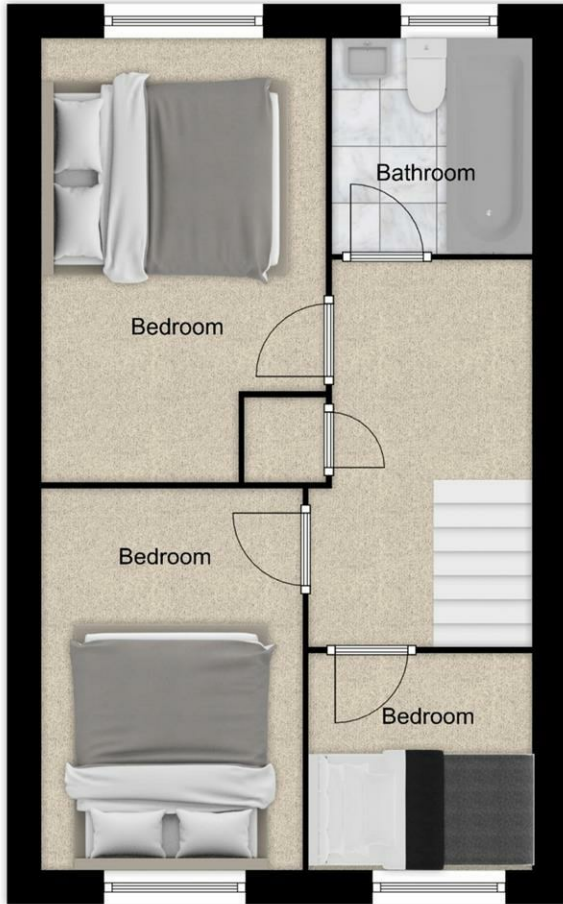
Bedroom Three 6'0" x 6'0" (1.83 x 1.83)

Bathroom 6'0" x 6'0" (1.83 x 1.83)

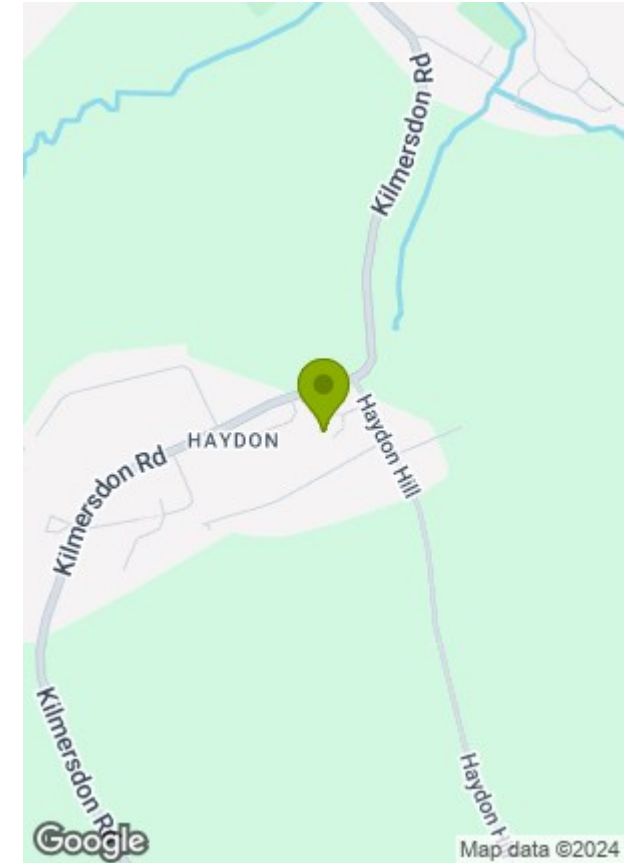








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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		87
(81-91) <b>B</b>		
(69-80) <b>C</b>		71
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
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		
EU Directive 2002/91/EC		

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