



Nelson Ward Drive, Radstock, BA3 3FS

£306,000

- Council Tax Band - C
- Freehold
- Semi Detached
- Ensuite Shower Room
- Enclosed rear Garden
- Energy Rating - B
- Three Bedrooms
- Driveway
- Close to Amenities

BARONS are delighted to present to the market this beautifully presented THREE-BEDROOM SEMI-DETACHED HOME, located on a modern, newly built development. Ideally situated within easy reach of local amenities, and benefiting from convenient bus routes for commuting to the City of Bath, this property is perfect for first-time buyers, young families, or professionals.

The ground floor offers a bright and spacious living room, a modern fitted kitchen with a range of wall and base units, and a convenient cloakroom. Upstairs, the first floor comprises two double bedrooms, with the primary bedroom boasting an en-suite, a further single bedroom, and a stylish family bathroom. Additional features include gas central heating, UPVC double glazing, Driveway parking for several vehicles, and a fully enclosed rear garden, ideal for outdoor entertaining or relaxing.

Call Barons today on 01761 411411 to arrange your viewing—don't miss out on this fantastic home in a sought-after location!

Kitchen 12'4 x 9'2 (3.76m x 2.79m)

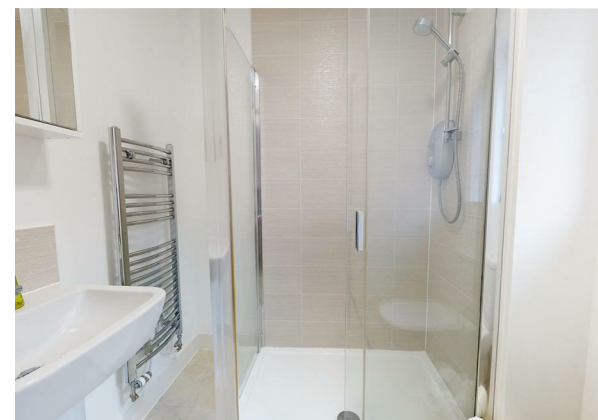
Lounge/Dining Room 14'9 x 16'9 (4.50m x 5.11m)

Bedroom One 11'10 x 10'10 (3.61m x 3.30m)

Ensuite 6'5 x 5'6 (1.96m x 1.68m)

Bedroom Two 10' x 9'5 (3.05m x 2.87m)

Bedroom Three 6'8 x 6'11 (2.03m x 2.11m)







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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		95	(92 plus) A		
(81-91) B	83		(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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