



Pines Way, Radstock , Bath & North East Somerset BA3 3EZ £259,950

- Energy Rating - C
- Council Tax Band - B
- Tenure - Freehold
- Well Presented Throughout
- Front Rear and Side Gardens
- Two Bedroom Semi-Detached
- Ideal For First Time Buyers
- Private Driveway
- Conservatory
- Potential To Extend (STPP)

Barons welcomes to the market this two-bedroom house which presents an excellent opportunity for both first-time buyers and those seeking a serene retreat. The property boasts a spacious layout, ideal for comfortable living, and is complemented by a generous plot of land to the side, offering potential for expansion or the creation of a lovely garden space. The property comprises of kitchen, living room, and conservatory. To the first floor you are greeted two bedrooms and family bathroom. Parking is conveniently available, ensuring that you will never have to worry about finding a space after a long day. The surrounding area of Radstock is known for its community spirit and accessibility to local amenities, making it a desirable location. The property also benefits from gas central heating, UPVc double glazing. Call barons today on 01761 411 411 to arrange your viewing.

Living Room 15'1" x 13'1" (4.60 x 4.01)

Conservatory 8'6" x 7'1" (2.60 x 2.18)

Kitchen 6'5" x 8'9" (1.96 x 2.67)

Bedroom One 10'7" x 10'0" (3.24 x 3.06)

Bedroom Two 11'0" x 8'3" (3.36 x 2.53)

Bathroom 7'3" x 4'7" (2.22 x 1.40)







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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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