



4 Coombend Rise, Radstock , BA3 3AN

£230,000

- Two Bedroom Mid Terrace
- Council Tax Band - B
- Energy Rating - C
- Tenure - Freehold
- Two Allocated Parking Spaces
- NO ONWARDS CHAIN
- Well Presented Throughout
- 3D Interactive Tour
- Ideal For First Time Buyers

Barons welcome to the market this lovely two-bedroom house conveniently situated near the town centre, offering seamless commuting to Bath City. The property comprises of kitchen, Lounge/diner, ground floor WC. To the first floor you are greeted with two double bedrooms and a family bathroom. Step outside to find a fully enclosed garden, providing a private outdoor space. Additionally, the property offers the convenience of two parking spaces, making it hassle-free for residents with vehicles. The property also benefits from gas central heating and full UPVC double glazing. This delightful home blends comfort, modernity, and convenience, providing an ideal living space close to amenities. Call Barons today on 01761 411 411 to arrange your viewing.

Kitchen 8'11" x 6'2" (2.74 x 1.88)

Living Room 14'6" x 12'11" (4.42 x 3.96)

WC

Bedroom One 12'9" x 9'1" (3.89 x 2.79)

Bedroom Two 12'7" x 7'8" (3.86 x 2.34)

Bathroom 6'7" x 6'3" (2.01 x 1.91)







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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		89	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C	74		(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			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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