



**Elm Tree Avenue, Westfield, Radstock, BA3 3TB**

**£250,000**



- Parking
- Tenure - Freehold
- Council Tax Band - B
- Energy Rating - E
- Large Rear Garden
- NO ONWARD CHAIN
- Spacious Family Home
- Close To All Local Amenities

BARONS present this expansive family home, free from any onward sales chain, making it an excellent choice for first-time buyers and investors alike. Conveniently situated near all local amenities, this property offers a well-rounded living experience.

The ground floor features a generously sized living, dining room, a kitchen, a fantastic additional space currently designed as utility room, a practical cloakroom. Ascending to the first floor, you'll discover two spacious double bedrooms, a cozy small double bedroom, and a well-appointed family bathroom.

The property further benefits from gas central heating, UPVc double glazing and a fantastic size enclosed rear garden. This residence not only meets the needs of a growing family but also presents a promising opportunity for those looking to invest. Call Barons today to arrange your viewing on 01761 411411.

**Kitchen 6'6" x 15'1" (1.99 x 4.60)**

**Dining Room 11'9" x 9'11" (3.59 x 3.04)**

**Utility Area 12'11" x 5'4" (3.95 x 1.63)**

**Living Room 16'11" x 10'11" (5.17 x 3.33)**

**Bedroom One 11'11" x 11'10" (3.64 x 3.61)**

**Bedroom Two 13'1" x 8'9" (4.00 x 2.67 )**

**Bedroom Three 9'8" x 7'10" (2.95 x 2.41)**

**Bathroom 5'7" x 6'10" (1.71 x 2.09)**



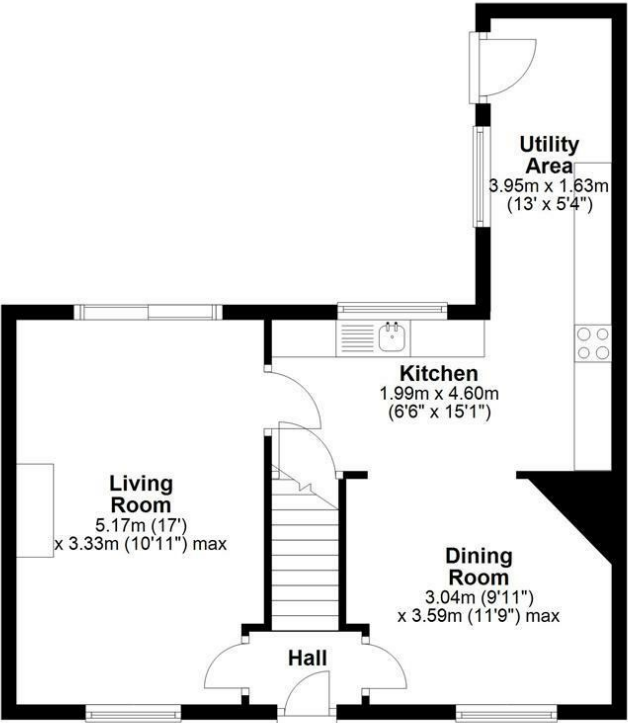






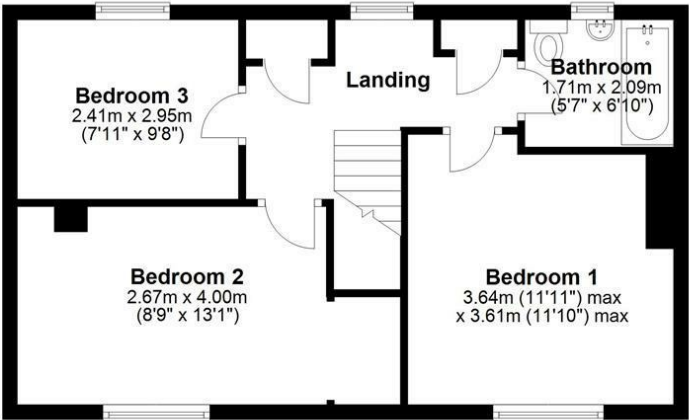
**Ground Floor**

Approx. 47.2 sq. metres (508.1 sq. feet)



**First Floor**

Approx. 45.5 sq. metres (489.4 sq. feet)



Total area: approx. 92.7 sq. metres (997.4 sq. feet)

While every attempt has been made to ensure accuracy of the floor plan, measurements of door, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purposes only and should be used as such by prospective purchaser. Services, systems and appliances have not been tested and no guarantee to their operability or efficiency can be given. Plan produced using PlanUp.



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		
England & Wales	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		
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.