



Elm Terrace, Westfield, Radstock , BA3 3XP

£275,000

- **NO ONWARDS CHAIN**
- **Close To All Local Amenities**
- **Tenure - Freehold**
- **Council Tax Band - B**
- **Parking and Garage**
- **Spacious Family Home**
- **Energy Rating - E**
- **Perfect for first time buyers and investors alike**

Nestled in the charming area of Elm Terrace, Westfield, Radstock, this end terrace house presents an excellent opportunity for both first-time buyers and investors. With three spacious bedrooms, W/C and upstairs bathroom, the property offers ample living space for families or those seeking room to grow.

While the house is in need of updating, this presents a unique chance for new owners to personalise the space to their taste and style. The potential for transformation is significant, allowing you to create a home that truly reflects your vision.

Additionally, the property includes a garage, providing convenient storage or parking options, which is a valuable asset in today's market. The location in Westfield is appealing, with local amenities and transport links within easy reach, making it a practical choice for everyday living.

This property is a blank canvas waiting for your creative touch, making it an ideal investment for those looking to enter the housing market or expand their property portfolio. Don't miss the chance to explore the possibilities that this home has to offer.

Lounge/Dining Room 21'10" x 11'8" (6.67 x 3.57)

Kitchen 12'2" max x 12'3" (3.73 max x 3.75)

Bedroom One 11'0" x 11'8" (3.37 x 3.58)

Bedroom Two 7'4" x 12'2" (2.24 x 3.71)

Bedroom Three 7'8" x 8'9" (2.34 x 2.68)

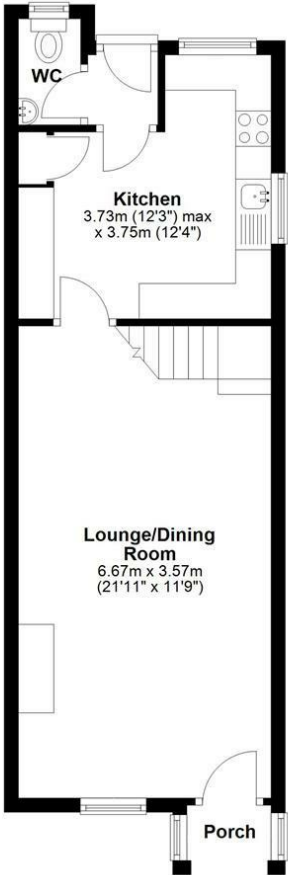
Shower Room 6'2" x 9'4" (1.89 x 2.86)

Garage 21'5" x 10'2" (6.53 x 3.11)

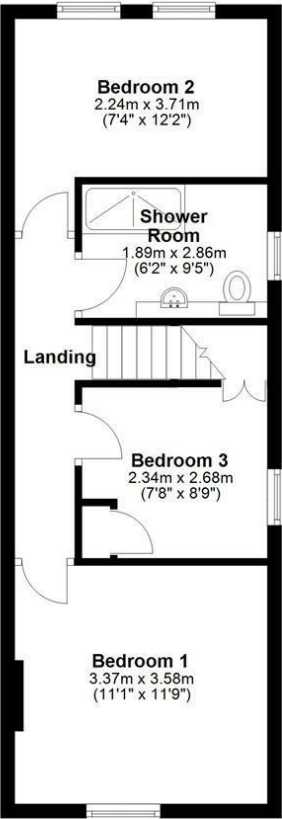




Ground Floor
Approx. 39.0 sq. metres (419.6 sq. feet)



First Floor
Approx. 39.8 sq. metres (428.5 sq. feet)

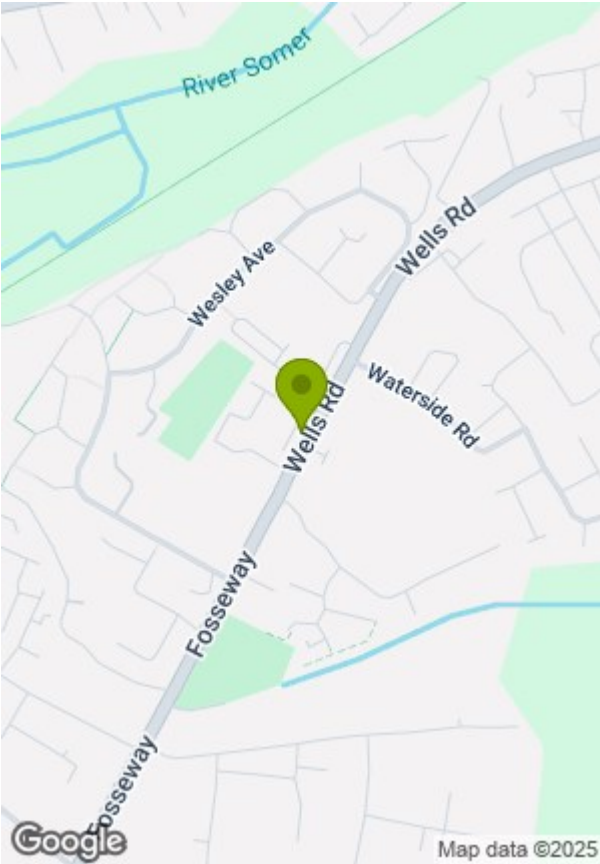


Outbuilding
Approx. 20.3 sq. metres (218.6 sq. feet)



Total area: approx. 99.1 sq. metres (1066.8 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) A		
(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	

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.