



22 Withies Way, Radstock, Somerset BA3 2NE £299,950

Nestled in the charming area of Withies Way, Midsomer Norton, this delightful house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, including a master suite with an en-suite bathroom, this property is ideal for families or those seeking extra space.

The heart of the home is a spacious lounge diner, providing an inviting area for relaxation and entertaining. The layout is practical, with an additional w/c, ensuring that the home meets all your needs.

One of the standout features of this property is its prime location. Just a short stroll away, you will find the bustling high street, where a variety of shops, cafes, and amenities await. This accessibility makes it easy to enjoy the local community and all it has to offer.

For those with vehicles, the property includes parking for two cars, adding to the convenience of everyday living.

In summary, this house on Withies Way is a wonderful opportunity for anyone looking to settle in a friendly neighbourhood while enjoying modern comforts and easy access to local amenities. Don't miss the chance to make this lovely property your new home.

Lounge/Dining Room
17'5" x 15'6" (5.32 x 4.73)

Kitchen
12'2" x 8'2" (3.73 x 2.51)

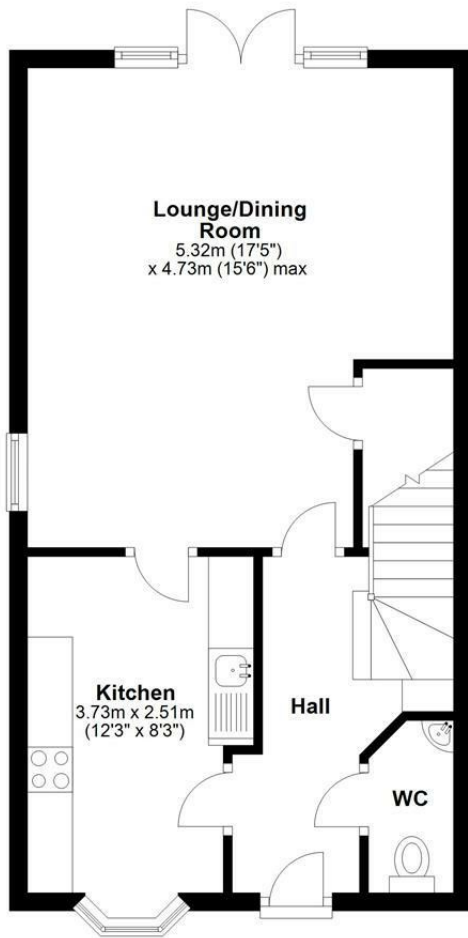
Bedroom One
10'9" x 10'7" (3.30 x 3.24)

Bedroom Two
11'11" max x 8'7" (3.65 max x 2.63)

Bedroom Three
10'6" max x 6'6" (3.22 max x 2.00)

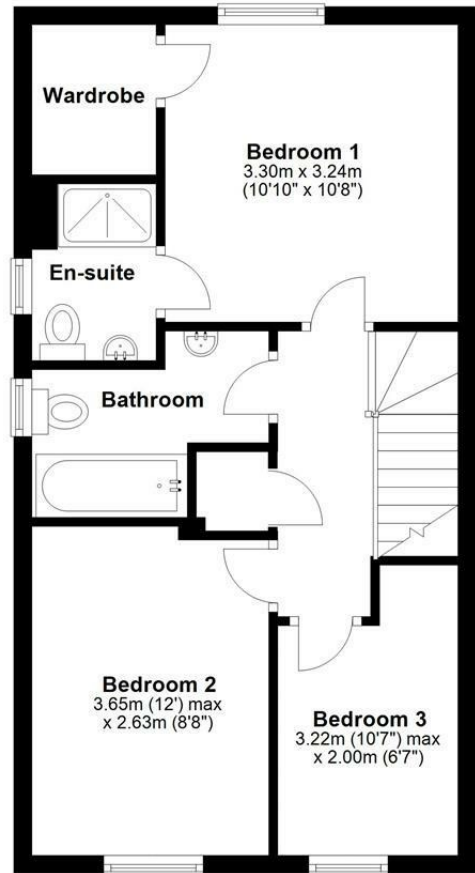
Ground Floor

Approx. 43.4 sq. metres (466.7 sq. feet)



First Floor

Approx. 43.5 sq. metres (468.1 sq. feet)



Total area: approx. 86.8 sq. metres (934.7 sq. feet)

Whilst every attempt has been made to ensure accuracy of the floor plan, measurements of doors, 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 the 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	91
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
77	
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	97
(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	
86	
England & Wales	
EU Directive 2002/91/EC	

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