



- A smart and well extended two bedroom mid terrace cottage
- Light and bright lounge/dining room and handy porch
- Attractive modern kitchen with door to the rear
- Two double bedrooms and a dressing area/office
- First floor bathroom is very good order. GCH and double glazing
- Enclosed low maintenance garden and easy parking



'An immaculately presented and very well extended two bedroom cottage with a first floor bathroom and dressing area!'

This two bedroom natural stone terraced cottage is in really smart order throughout and has been well extended on the ground floor to create a lovely, spacious living area. The property enjoys accommodation comprising an entrance lobby perfect for shoes and coats and this leads into an extended lounge/dining room with French doors onto the garden and there is an attractive and well fitted kitchen across the rear with door to the outside. On the first floor the property has two very generous size bedrooms and there is a further room currently set up as a dressing room but could be an office area and provides access through to an attractive bathroom. The property has double glazing and gas central heating.

Externally the property has an enclosed garden laid to paving for ease of maintenance and at the rear there is parking for three cars including a concrete hard stand where formally there was a garage so could potentially be reinstated by a prospective buyer.

The cottage is situated a half mile from the town centre of Radstock or a ten minute walk, where a good selection of shops and services are available. Regular public transport passes through the town to both Bath & Bristol. Open countryside walks are also on the doorstep. Bath city centre is 10 miles in distance and Bristol city centre is 15 miles making this property a perfect commute base for both cities.





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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