



**12 Riverside Road, Radstock, BA3 2NY**

**£325,000**

- Beautifully Presented Throughout
- Garage & Driveway Parking
- Three Bedroom Semi Detached
- Council Tax Band - C
- Private Rear Garden
- Sought After Location
- Energy Rating - D
- Tenure - Freehold

Barons Property Centre is delighted to present this beautifully presented three-bedroom semi-detached home, perfectly positioned in a quiet cul-de-sac in one of Midsomer Norton's most desirable areas.

Offering spacious and light-filled accommodation throughout, this property is ideal for families seeking comfort, convenience, and an excellent location. The ground floor features a modern kitchen and a generous open-plan living and dining area, perfect for everyday family life or entertaining guests.

Upstairs, there are two well-proportioned double bedrooms, a single bedroom, and a contemporary family bathroom. Additional benefits include gas central heating, UPVc double glazing, and a private rear garden.

Don't miss the opportunity to view this charming home – call Barons Property Centre today on 01761 411411 to arrange your viewing.

living /Dining Room 23'10" x 11'10" (7.28 x 3.62)

Kitchen 9'1" x 9'4" (2.78 x 2.87)

Bedroom One 12'6" x 10'11" (3.82 x 3.34)

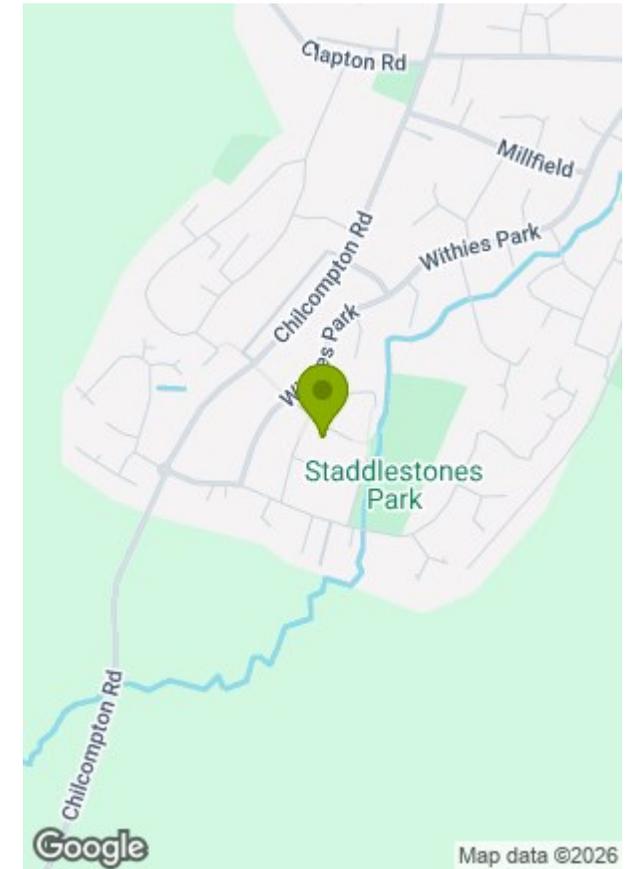
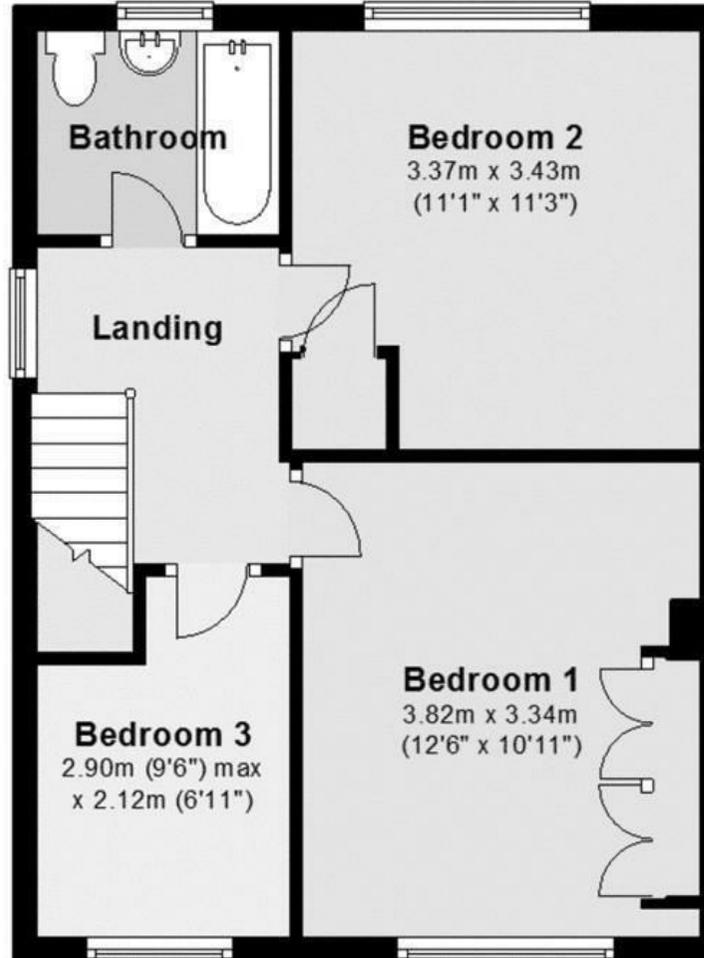
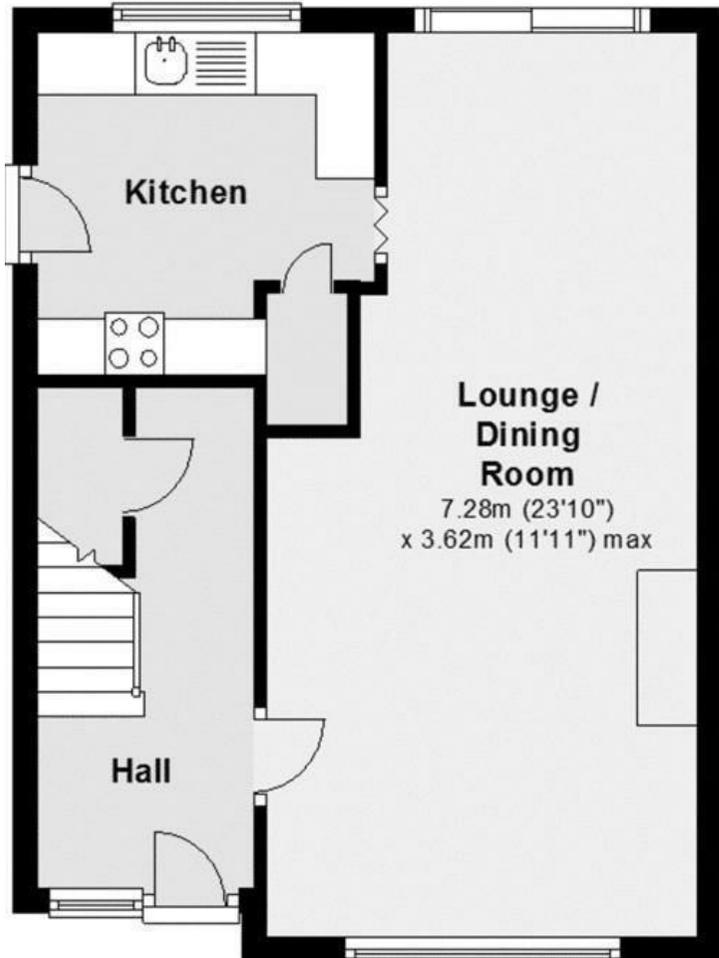
Bathroom 5'5" x 6'8" (1.67 x 2.04)

Bedroom Two 11'0" x 11'3" (3.37 x 3.43)

Bedroom Three 9'6" x 6'11" (2.90 x 2.12)







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		81
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	
(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		
(82 plus) <b>A</b>		
(61-81) <b>B</b>		
(40-60) <b>C</b>		
(21-39) <b>D</b>		
(12-20) <b>E</b>		
(1-11) <b>F</b>		
(1-10) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

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