



Millards Hill, Midsomer Norton, BA3 2BN

£250,000



- Energy Rating - D
- Open Plan Living/Dining Room
- Good Size Rear Garden
- Close Walking Distance To The High Street
- Tenure - Freehold
- NO ONWARD CHAIN
- Conservatory
- Upvc Double Glazing
- Natural Stone Cottage
- Council Tax Band - B

Barons are delighted to bring to the market this well-presented three-bedroom cottage, ideally located in the heart of Midsomer Norton with convenient access to the High Street and a wide range of local amenities.

This charming property is perfectly suited to first-time buyers or investors alike. The ground floor accommodation comprises a bright and spacious open-plan living and dining area, a fitted kitchen, and a conservatory that opens onto an enclosed, well-established rear garden. The garden further benefits from a useful storage shed positioned to the rear.

To the first floor, the property offers two generously sized double bedrooms, a single bedroom, and a family bathroom.

Additional features include gas central heating and UPVC double glazing throughout.

Early viewing is highly recommended. Please contact Barons to arrange an appointment on 01761 411411.

ENTRANCE HALLWAY

LOUNGE 12'4" x 11'3" (3.76 x 3.43)

With feature fireplace.

KITCHEN/DINING ROOM 12'4" x 17'1" (3.78 x 5.22)

BEDROOM ONE 12'11" x 8'7" (3.96 x 2.62)

BEDROOM TWO 12'2" x 8'9" (3.73 x 2.67)

Built in wardrobes.

BEDROOM THREE 9'3" x 6'9" (2.84 x 2.06)

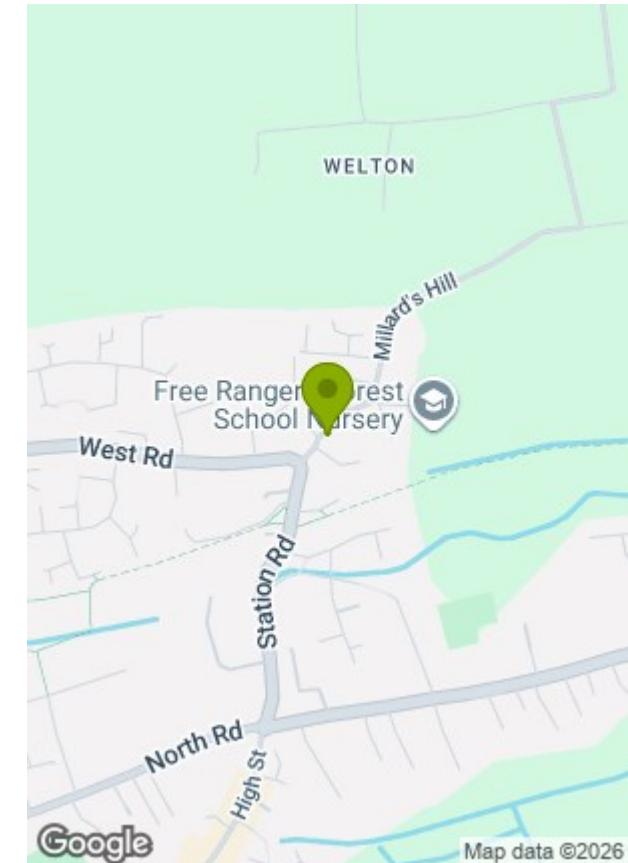
BATHROOM 8'9" x 6'5" (2.67 x 1.96)

CONSERVATORY 10'5" x 6'3" (3.20 x 1.91)





AWAITING FLOORPLAN



Energy Efficiency Rating		Environmental Impact (CO ₂) 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			
EU Directive 2002/91/EC			
England & Wales			
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			
EU Directive 2002/91/EC			
England & Wales			