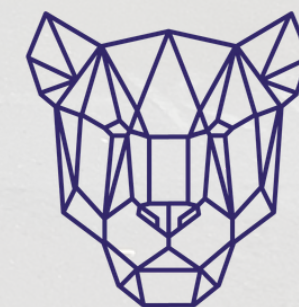




Guide Price: £225,000

Waldegrave Terrace, Radstock BA3 3EY



**PANTERA  
PROPERTY**



Pantera Property welcome to the market this spacious, two bedroom, semi-detached house.

 x2  x1  x1

- Investment opportunity
- Two bedrooms
- Semi-detached house
- Extensive rear garden
- Vacant Possession
- No Onward Chain
- EPC Rating D



**Property description**

The property offers an excellent investment opportunity and requires refurbishment throughout.

The accommodation comprises a spacious living area, kitchen, and W.C. on the ground floor. To the first floor, there are two bedrooms, along with the house bathroom providing space for both a bath and separate shower.

To the rear of the property, an enclosed paved patio area, and a lawned garden extending to approximately 0.15 of an acre. To the side of the property off street parking, along with a detached double garage providing additional storage or workshop space.

# Additional Information

Local Authority:  
Bath and North East  
Somerset Council

Council Tax  
Band = B

Tenure:  
Freehold

Size:  
803 sq. ft

## Location

The property is situated in the historic town of Radstock, within the Bath and North East Somerset district. The property is located on Waldegrave Terrace, a residential street predominantly made up of traditional Victorian stone houses typical of the former Somerset coalfield area. Radstock town centre is within easy reach and offers a range of local amenities including shops, cafés, supermarkets, schools and healthcare facilities. The area also benefits from several nearby bus stops providing regular services to Bath, Midsomer Norton and surrounding villages.

The surrounding Mendip Hills countryside provides numerous walking and cycling routes, including the popular Colliers Way cycle path, which follows historic railway routes through the former mining landscape.

## Viewing

Please contact Charley at  
Pantera Property to arrange on  
0330 118 6610.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 83 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 60 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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