



## Nelson Ward Drive

Radstock, BA3 3FS

£390,000

The ideal family home. The space, the standard of finish, convenience and located on the edge of the estate with a leafy outlook.

Immaculately presented  
Easy cycle track access  
Social living space  
Edge of estate  
South-West facing garden  
Driveway parking

### Viewing

Please contact our Bath Stone Property (MSN) Office on 01761 360144

if you wish to arrange a viewing appointment for this property or require further information.



4



2



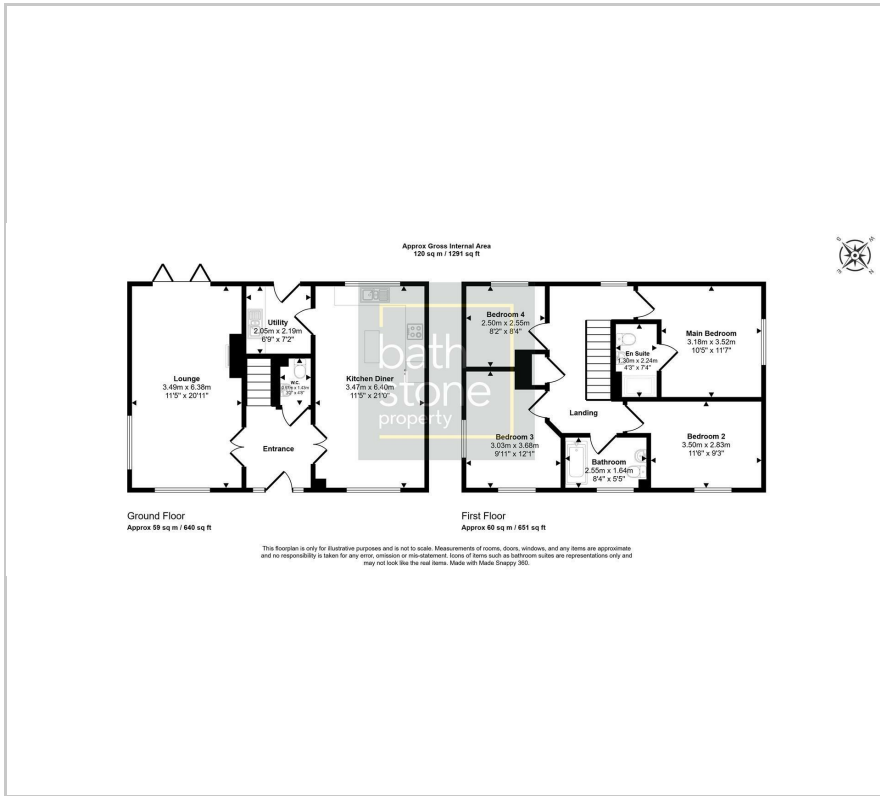
2



B

# Floor Plan

# Energy Efficiency Graph



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

Please give us Feedback



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.