



Elm Terrace, Westfield, Radstock , BA3 3XP

£265,000



- **NO ONWARDS CHAIN**
- **Close To All Local Amenities**
- **Tenure - Freehold**
- **Council Tax Band - B**
- **Parking and Garage**
- **Spacious Family Home**
- **Energy Rating - E**
- **Perfect for first time buyers and investors alike**

Nestled in the sought-after area of Elm Terrace, Westfield, this end terrace house offers an excellent opportunity for first-time buyers and investors alike. Boasting three generous bedrooms, an upstairs bathroom, and a separate W/C, the property provides spacious living accommodation ideal for families or anyone seeking room to grow.

While in need of some updating, the property presents a fantastic chance to personalise and transform the space, allowing new owners to create a home tailored to their taste and style. The potential here is significant—this is a true blank canvas awaiting your creative touch.

Additional benefits include gas central heating, UPVC double glazing throughout, and a good-sized detached enclosed rear garden, offering both comfort and outdoor space to enjoy. The property also includes a garage, providing practical storage or parking solutions.

The location is equally appealing, with local amenities and transport links close at hand, making everyday living convenient and accessible.

Early viewing is highly recommended. To arrange your appointment, contact Barons today on 01761 411 411

Lounge/Dining Room 21'10" x 11'8" (6.67 x 3.57)

Kitchen 12'2" max x 12'3" (3.73 max x 3.75)

Bedroom One 11'0" x 11'8" (3.37 x 3.58)

Bedroom Two 7'4" x 12'2" (2.24 x 3.71)

Bedroom Three 7'8" x 8'9" (2.34 x 2.68)

Shower Room 6'2" x 9'4" (1.89 x 2.86)

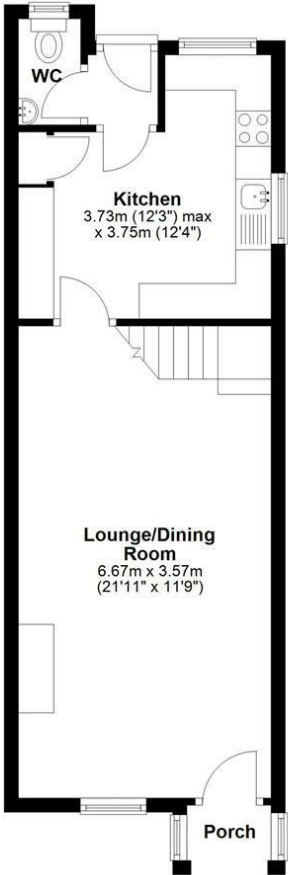
Garage 21'5" x 10'2" (6.53 x 3.11)



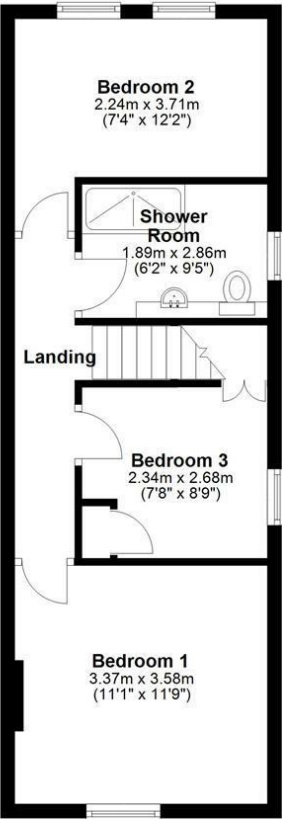




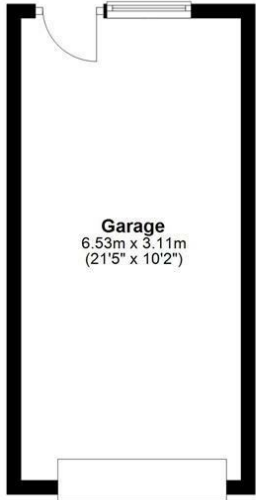
**Ground Floor**  
Approx. 39.0 sq. metres (419.6 sq. feet)



**First Floor**  
Approx. 39.8 sq. metres (428.5 sq. feet)

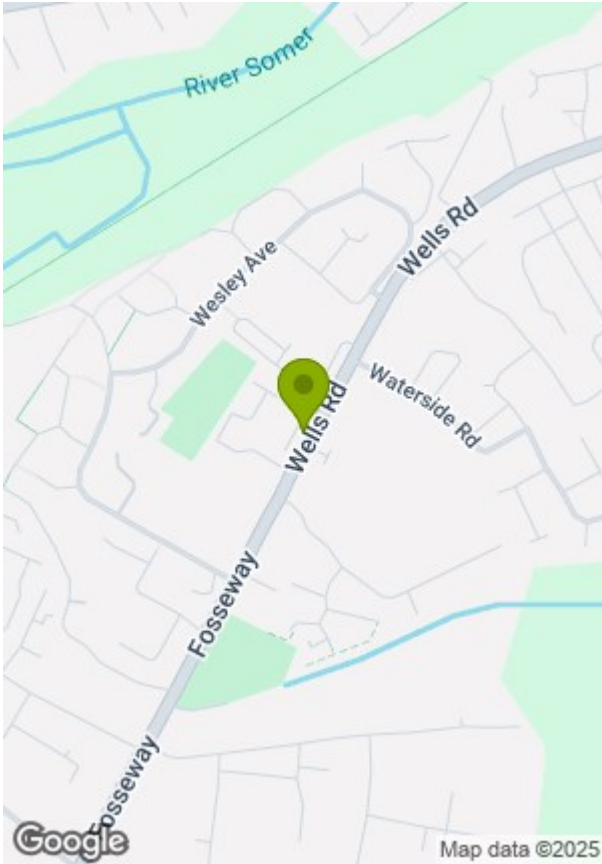


**Outbuilding**  
Approx. 20.3 sq. metres (218.6 sq. feet)



Total area: approx. 99.1 sq. metres (1066.8 sq. feet)

While every attempt has been made to ensure accuracy of the floor plan, measurements of door, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purposes only and should be used as such by prospective purchaser. Services, systems and appliances have not been tested and no guarantee to their operability or efficiency can be given.  
Plan produced using PlanUp.



Energy Efficiency 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		
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		
(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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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