



Hazel Grove, Westfield, BA3 4BT

£265,000



- NO ONWARD CHAIN
- Quiet Location
- Conservatory
- Tenure - Freehold
- Garage & Parking
- Spacious Two Bed Semi-Detached
- Energy Rating - D
- Council Tax Band - C

BARONS welcomes to the market this TWO bed semi detached house located in Westfield. This property boasts TWO DOUBLE BEDROOMS, making it perfect for a small family or those looking for a cosy space to call home. Accommodation comprises of Entrance Porch, Kitchen, Lounge and conservatory. To the first floor there are two spacious bedrooms with built in wardrobes and a family bathroom. This property further boasts, enclosed attractive rear garden, driveway parking and a GARAGE, gas central heating and double glazing. The surrounding area of Radstock and Midsomer Norton is known for its natural beauty and charming community spirit. With local amenities and green spaces nearby, you'll have everything you need right at your doorstep. Don't miss out on the opportunity to make this lovely detached house your new home. Book a viewing today and experience the charm and tranquillity that this property has to offer.

Kitchen 11'6" x 6'11" (3.53 x 2.11)

Lounge 13'8" x 12'1" (4.17 x 3.70)

Conservatory 10'6" x 9'10" (3.21 x 3.02)

WC 4'6" x 2'5" (1.38 x 0.75)

Bedroom One 11'1" x 10'2" (3.40 x 3.12)

Bedroom Two 8'5" x 8'2" (2.59 x 2.50)

Bathroom 8'2" x 4'9" (2.50 x 1.47)

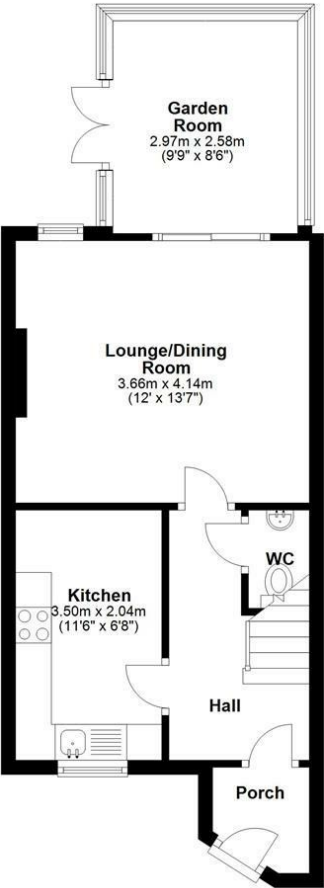






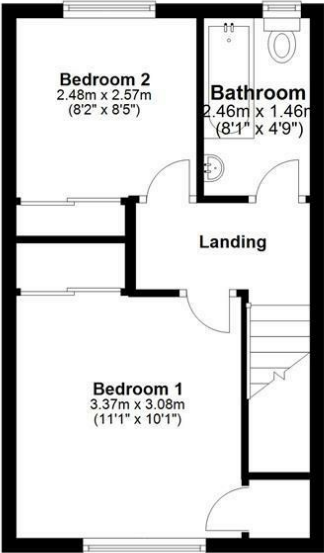
**Ground Floor**

Approx. 39.7 sq. metres (427.1 sq. feet)



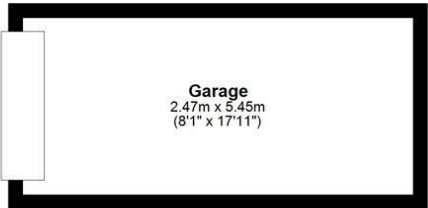
**First Floor**

Approx. 30.1 sq. metres (323.9 sq. feet)



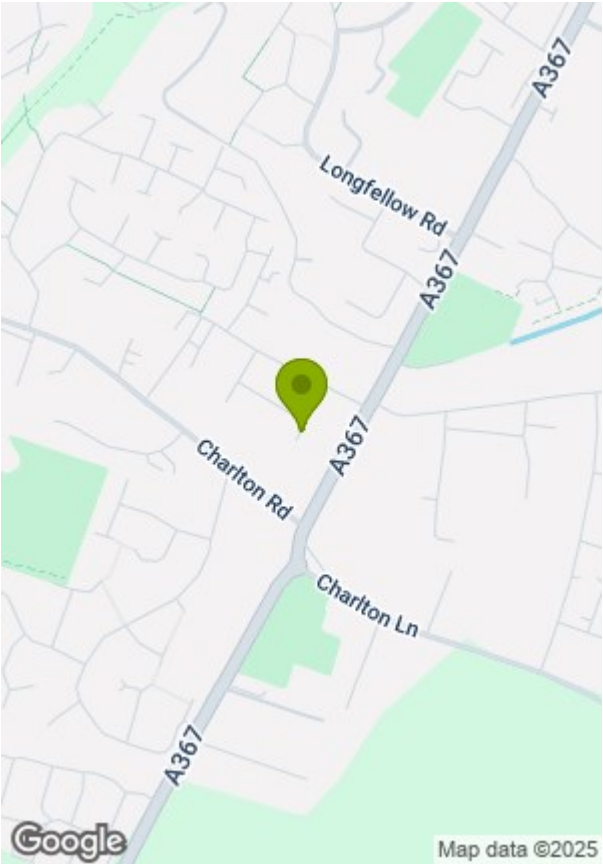
**Outbuilding**

Approx. 13.5 sq. metres (144.9 sq. feet)



Total area: approx. 83.2 sq. metres (895.9 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) <b>A</b>		83
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	
(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		
(92 plus) <b>A</b>		
(81-91) <b>B</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 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.