



**Birch Road, Radstock , BA3 3TP**

**£367,500**

- Three Spacious Bedrooms
- Large Driveway With Ample Parking
- Beautifully Presented Throughout
- Tenure - Freehold
- Council Tax Band - D
- Energy Rating - D
- Modern Bathroom Plus Separate W/C
- Bright Conservatory Overlooking The Garden

This well-presented three-bedroom detached home on Birch Road offers spacious and versatile living throughout. The ground floor features a modern kitchen with a breakfast bar, inviting reception rooms, a bright conservatory overlooking the garden, a useful utility room, and a convenient downstairs W/C. Upstairs, the three bedrooms are all well-proportioned and filled with natural light, served by a modern family bathroom. Outside, a large driveway provides ample off-road parking, adding to the appeal of this attractive property.

Call Barons Today on 01761 411411 to arrange a viewing

Living Room 14'9" x 11'4" (4.52 x 3.47)

Kitchen 10'0" x 11'6" (3.07 x 3.52)

Conservatory 9'6" x 9'2" (2.91 x 2.80)

Games Room 7'4" x 8'4" (2.25 x 2.56)

Bedroom One 12'1" x 8'2" (3.69 x 2.49)

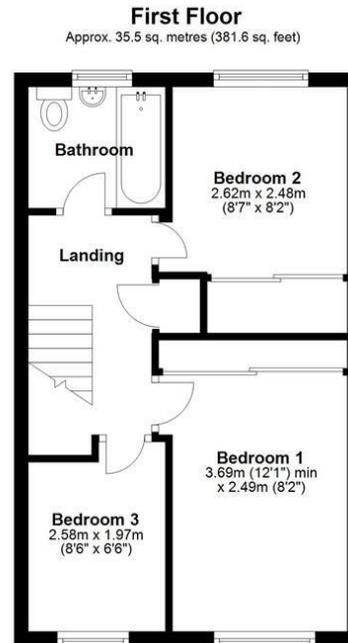
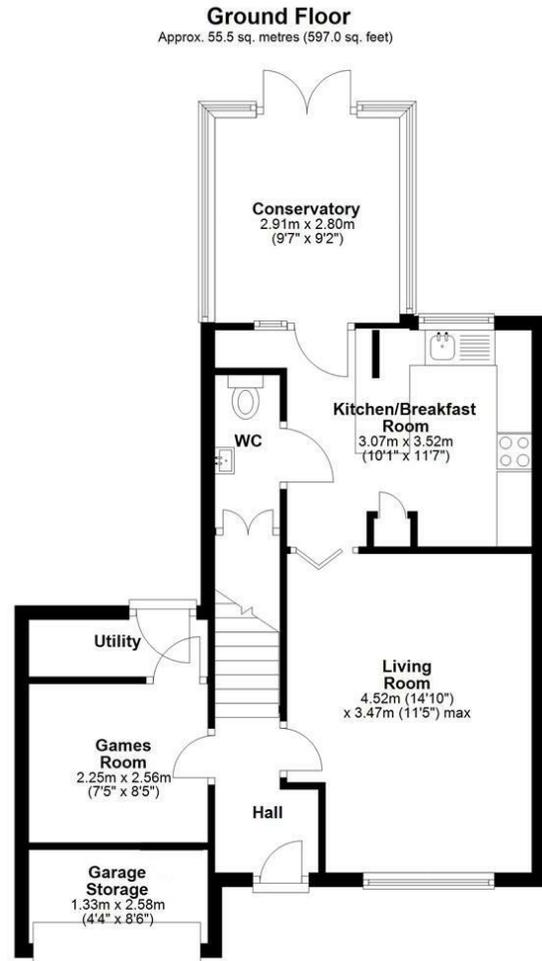
Bedroom Two 8'7" x 8'1" (2.62 x 2.48)

Bedroom Three 8'5" x 6'5" (2.58 x 1.97)

Garage Storage 4'4" x 8'5" (1.33 x 2.58)

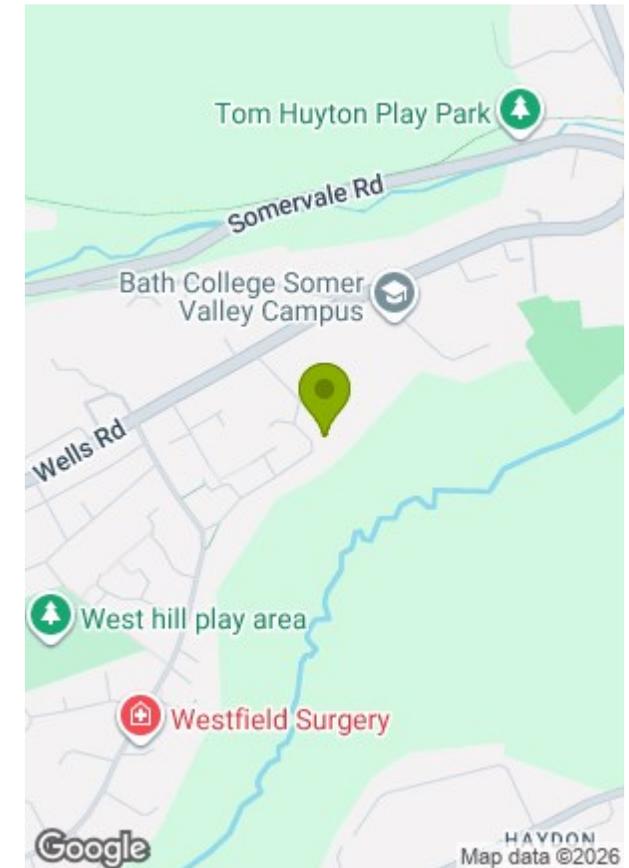






Total area: approx. 90.9 sq. metres (978.5 sq. feet)

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
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	68	
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.