



Charlton Park, Midsomer Norton

£375,000

A WELL EXTENDED family home which is beautifully presented throughout. BARONS welcome to the market this three bedroom semi detached property in the sought after area of Charlton Park. Planning permission to extend further and on bus routes to all local towns and villages. The property comprises a living room, an open plan kitchen/dining room with bi-fold doors leading out onto a south facing garden and a garden office, a utility room and cloakroom. On the first floor you are greeted with three bedrooms and a family bathroom. The property further benefits from gas central heating, UPVc double glazing, garden office, ample parking and a garage. **VIEWINGS HIGHLY RECOMMENDED** Call TODAY on 01761 411411 to avoid disappointment.

- Energy Rating - C
- Extended Family Home
- Planning Permission For A Double Side Extension
- Sought After Area
- Ample Parking & Garage
- Beautifully Presented & Modern Throughout
- Tenure - Freehold
- Council Tax Band - C
- **VIEWINGS HIGHLY RECOMMENDED**
- **3D INTERACTIVE TOUR**

Living Room 14'7" x 11'0" (4.46 x 3.37)

Kitchen/Dining Room 23'2" x 17'0" (7.08 x 5.20)

Utility Room 5'8" x 4'10" (1.75 x 1.48)

Cloakroom 2'5" x 5'10" (0.75 x 1.78)

Bedroom One 10'11" x 9'6" (3.35 x 2.92)

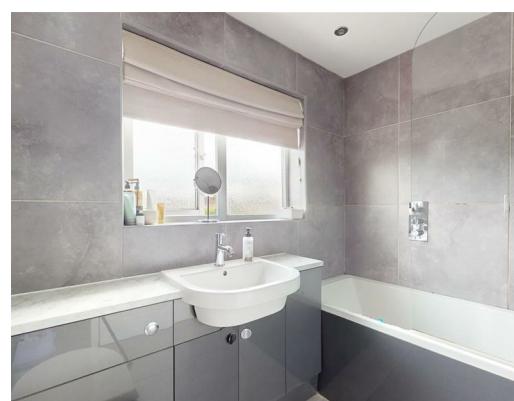
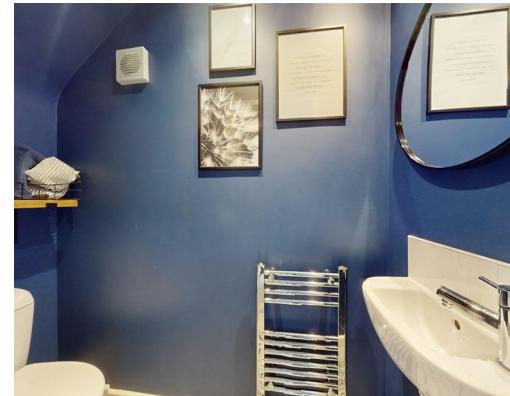
Bedroom Two 9'1" x 9'5" (2.79 x 2.88)

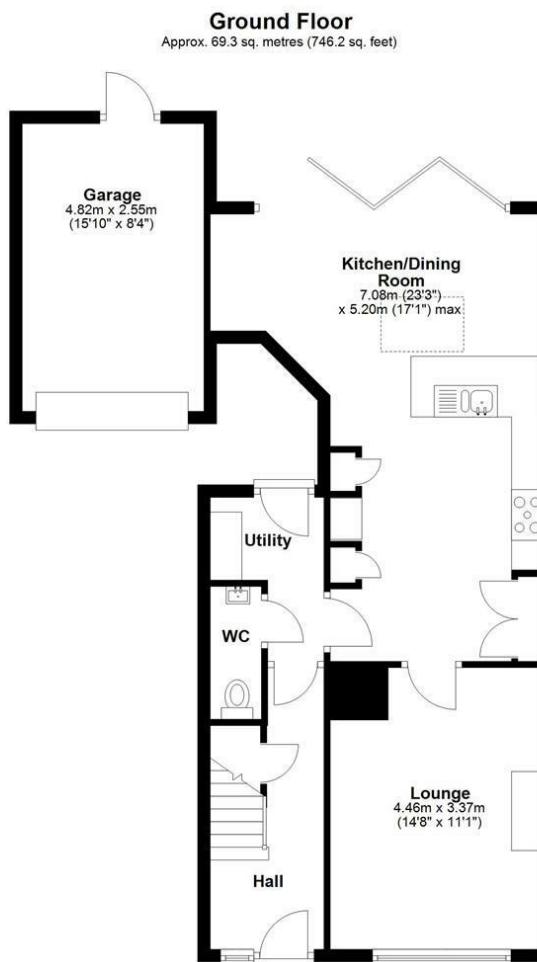
Bedroom Three 8'2" x 7'6" (2.49 x 2.29)

Bathroom 7'4" x 5'5" (2.26 x 1.66)

Garden Office Room 7'4" x 11'1" (2.26 x 3.39)

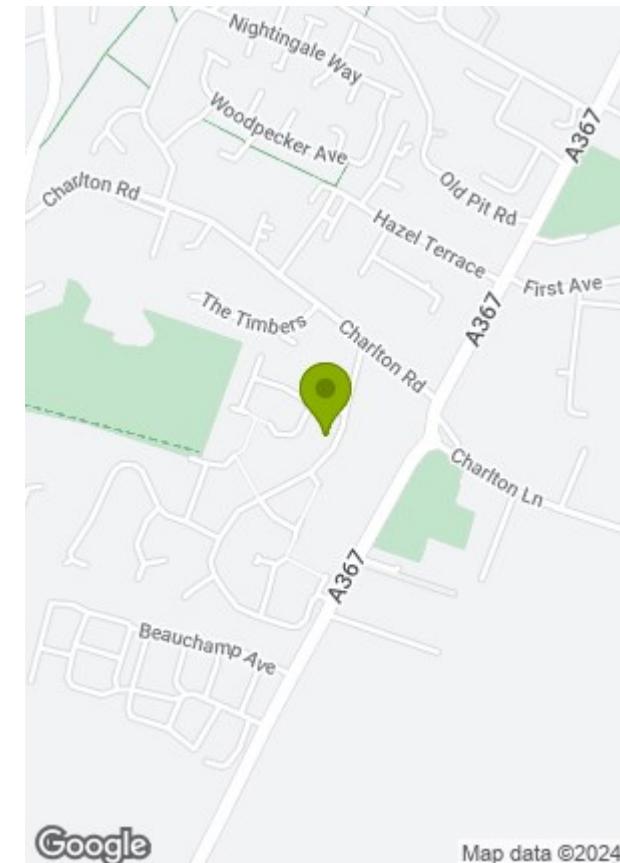
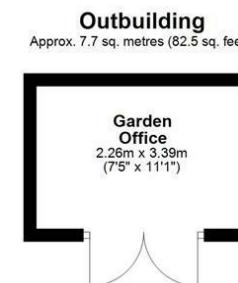






Whilst every attempt has been made to ensure accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purposes only and should be used as such by the prospective 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			
EU Directive 2002/91/EC		83	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			