



100 Bristol Road, Radstock, Somerset BA3 3EQ

£375,000

A rare opportunity to update into a stunning family home. Barons welcome to the market this spacious family home with far reaching BEAUTIFUL views. The property is in need a full updating and comprises a bright and airy living room, separate dining room, kitchen, utility room and cloakroom. On the first floor you are greeted with four double bedrooms and a family bathroom. The property further benefits from an enclosed great size garden, parking and a double garage. Call BARONS today to arrange your viewing on 01761 411411.

Living Room

Dining Room

Kitchen

Utility Room

Cloakroom

Bedroom One

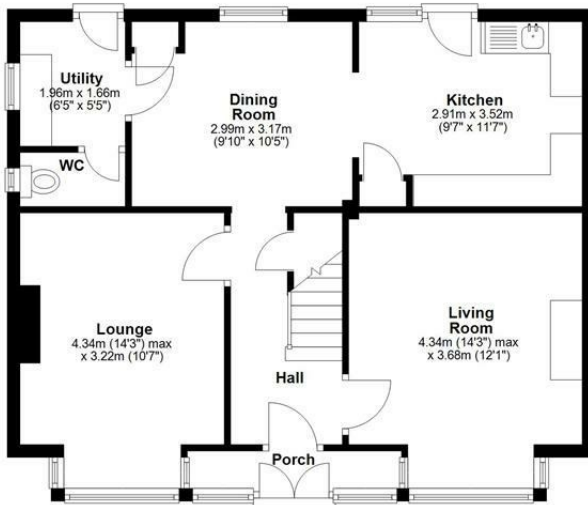
Bedroom Two

Bedroom Three

Bedroom Four

Bathroom

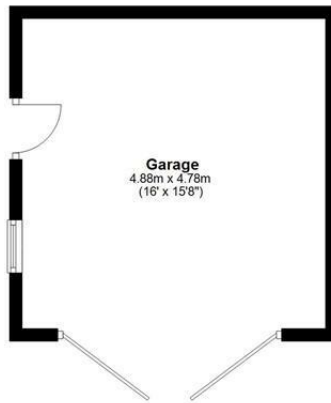
Ground Floor
Approx. 63.5 sq. metres (683.4 sq. feet)



First Floor
Approx. 59.4 sq. metres (639.0 sq. feet)



Outbuilding
Approx. 23.3 sq. metres (251.1 sq. feet)



Total area: approx. 146.2 sq. metres (1573.4 sq. feet)

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			
England & Wales		EU Directive 2002/91/EC	69

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			
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.