



Hazel Grove, Westfield, BA3 4BT

£265,000

- NO ONWARD CHAIN
- Quiet Location
- Conservatory
- Tenure - Freehold
- Garage & Parking
- Spacious Two Bed Semi-Detached
- Energy Rating - TBC
- 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)

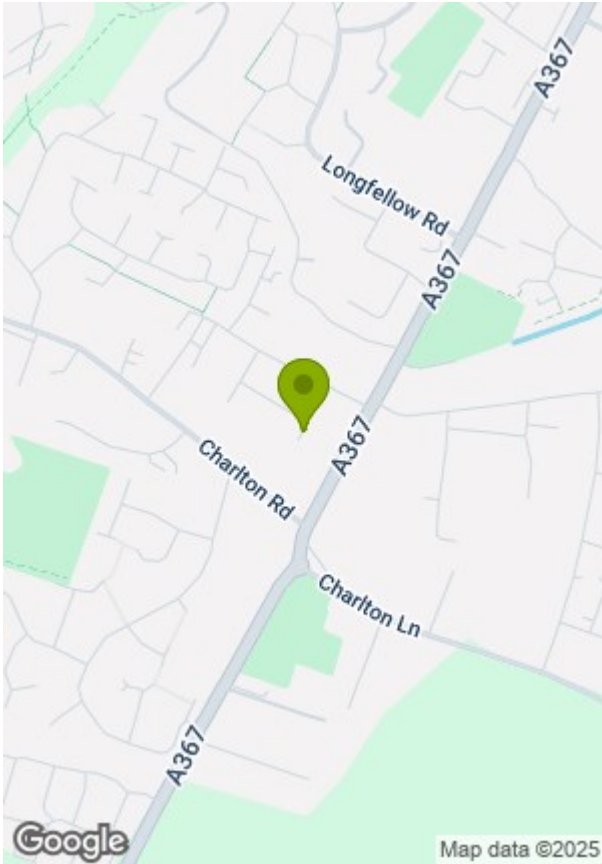
Bedroom Two 8'5" x 8'2" (2.59 x 2.50)

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





AWAITING FLOORPLAN



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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