



Overdale, Clandown Radstock.

£260,000

- **Tenure - Freehold**
- **Council Tax - B**
- **Energy Rating - C**
- **Three Bedrooms**
- **South Facing Garden**
- **Spacious Property Throughout**
- **Ample Parking**
- **Beautifully Presented Home**
- **3D INTERACTIVE TOUR**
- **Close Commuting Distance To The City Of Bath**

Barons are delighted to bring to the market this beautifully presented, SPACIOUS THREE BEDROOM FAMILY HOME. Accommodation comprises of Entrance Porch, Lounge, Kitchen/Diner, Utility space and a conservatory to the ground floor. To the first floor there are three bedrooms, bathroom and separate WC. This property further boasts driveway parking to the front and an enclosed rear garden with various patio and decked areas and the rest laid to lawn. The property further benefits from gas central heating and UPVc double glazing. Call BARONS today to arrange your viewing on 01761 411411.

***** 3D INTERACTIVE TOUR *****

Kitchen / Dining Room 17'3" x 12'11" (5.28m x 3.96m)

Living Room 14'0" x 11'6" (4.29m x 3.53m)

Conservatory 10'0" x 10'0" (3.05m x 3.05m)

Utility 6'9" x 5'4" (2.06 x 1.65)

Bedroom One 11'10" x 10'11" (3.61m x 3.35m)

Bedroom Two 12'11" x 7'10" (3.94m x 2.39m)

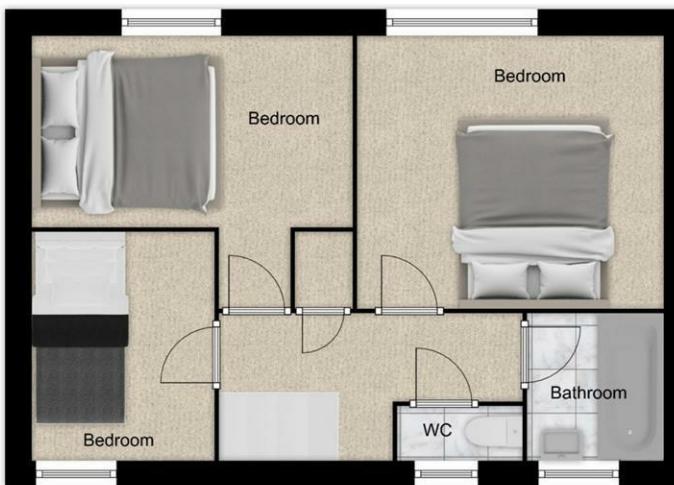
Bedroom Three 9'1" x 7'4" (2.77m x 2.26m)

Bathroom 5'10" x 4'3" (1.79 x 1.32)

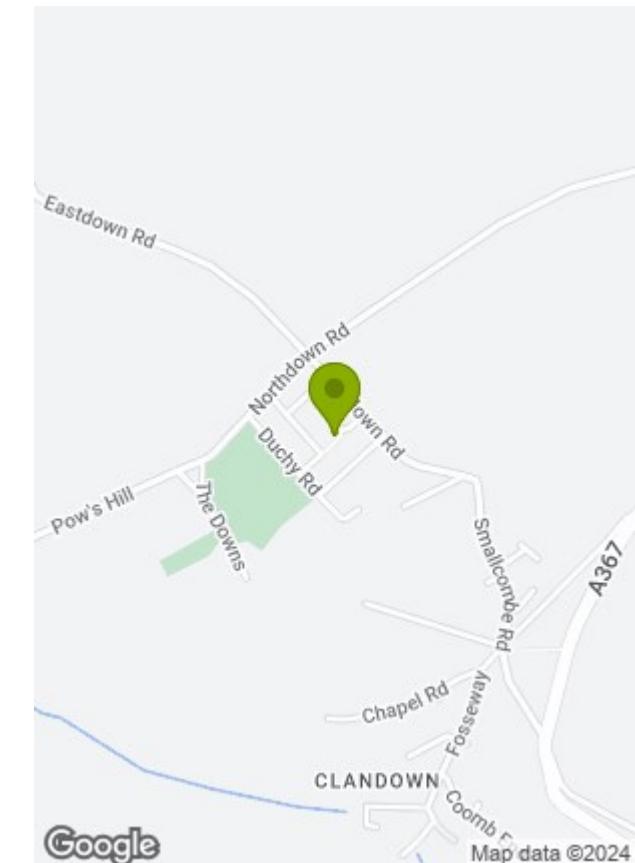
WC 4'5" x 2'9" (1.36 x 0.86)







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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(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			
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			

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