



Welton Grove, Radstock, BA3 2TT

£318,000



- Energy Rating - C
- Very Well Presented Throughout
- Great Views To Rear
- Tenure - Freehold
- Close To All Local Amenities
- Sought After Location
- Garage and Driveway Parking
- Council Tax Band - C
- NO ONWARDS CHAIN
- 3D INTERACTIVE TOUR

Barons are delighted to offer to the market this stunning example of a three bed semi-detached house within the popular Welton Grove estate. Updated to a high standard, the property boasts attractive kerb appeal. The property comprises a good size living room, as well as a light and airy modern kitchen/diner with built in appliances and under cabinet lighting. French doors open out onto the patio area and rear garden with side access to the front of the property. Rising to the first floor you are greeted by an immaculately presented modern bathroom with shower over bath along with three bedrooms. The property boasts off street parking for 2/3 cars and single garage, gas central heating and UPVc double glazing. Outside there is a fully enclosed rear garden with far reaching views. Overall, the property is beautifully presented throughout and ready to move into. Call Barons today for your internal viewing on 01761 411411.

Living Room 12'11" x 10'11" (3.96 x 3.35)

Kitchen/Dining Room 16'11" x 8'0" (5.18 x 2.44)

Bedroom One 10'0" x 8'11" (3.07 x 2.74)

Bedroom Two 10'0" x 8'11" (3.05 x 2.74)

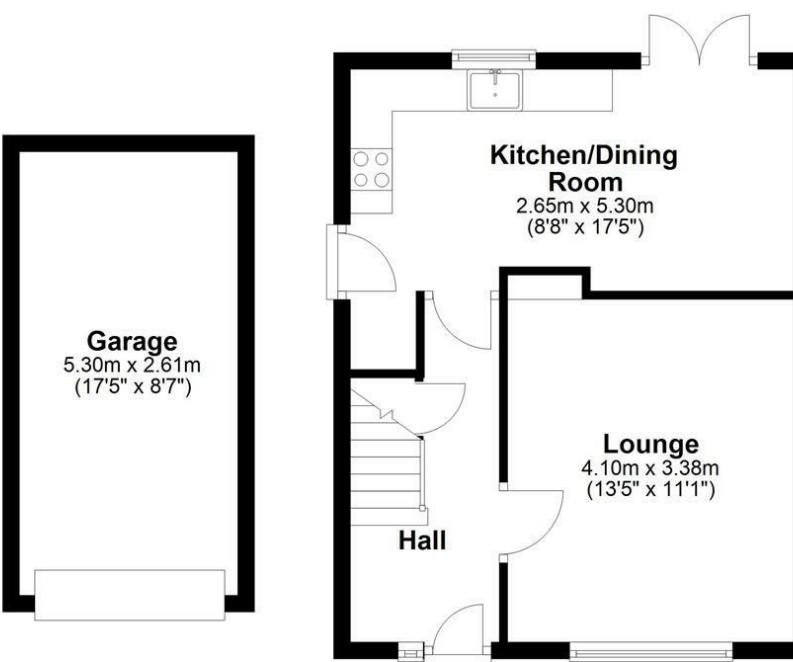
Bedroom Three 7'1" x 6'11" (2.16 x 2.13)

Bathroom 6'11" x 4'11" (2.13 x 1.52)





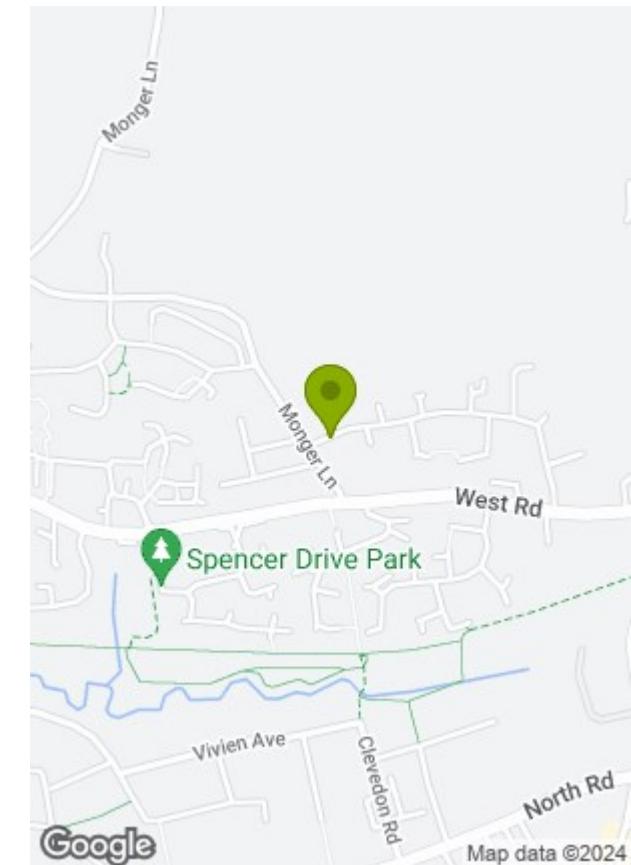
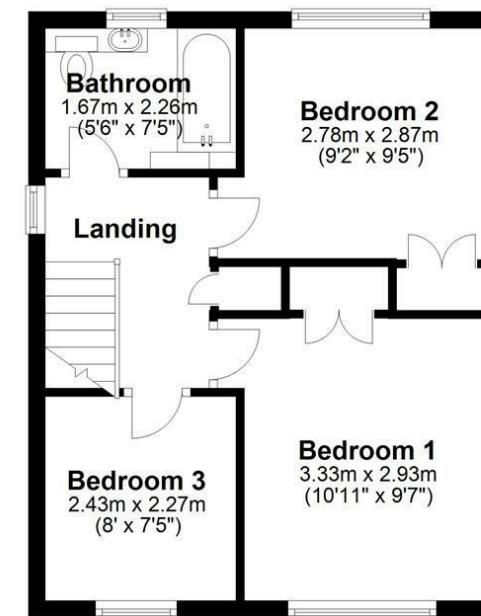
Ground Floor
Approx. 51.6 sq. metres (555.4 sq. feet)



Total area: approx. 87.6 sq. metres (942.4 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.

First Floor
Approx. 36.0 sq. metres (387.1 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A	B		89
(81-91) B	C		
(69-80) C	D		
(55-68) D	E		
(39-54) E	F		
(21-38) F	G		
Not energy efficient - higher running costs			
(1-20) G			

EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A	B		
(81-91) B	C		
(69-80) C	D		
(55-68) D	E		
(39-54) E	F		
(21-38) F	G		
Not environmentally friendly - higher CO ₂ emissions			
(1-20) G			

EU Directive 2002/91/EC