



Ivy Walk, Radstock , BA3 2EE

£349,950

- THREE BED DETACHED
- Enclosed Private Rear Garden
- Well Presented Throughout
- Energy Rating - C
- Garage & Parking
- Close To All Local Amenities
- Tenure - Freehold
- Council Tax Band - D

BARONS are pleased to welcome to the market this THREE-BED DETACHED home in the sought-after area of Midsomer Norton. Within very close walking distance to all local amenities, including shops, pubs, restaurants, supermarkets, secondary and primary schools, and a local swimming pool with gym, etc. The property comprises a living room, kitchen/dining room, and cloakroom. On the first floor, you are greeted with two double bedrooms one of which offers an en-suite shower, a single bedroom, and a family bathroom. The property further benefits from gas central heating, uPVC double glazing, a garage, parking, and an enclosed rear garden. This property offers a fantastic opportunity for those seeking a detached home in a well-connected and family-friendly area. Call Barons on 01761 411411 to arrange a viewing.

Kitchen / Dining Room 19'4" x 9'10" (5.90 x 3.00)

Living Room 18'6" x 12'4" (5.65 x 3.78)

WC

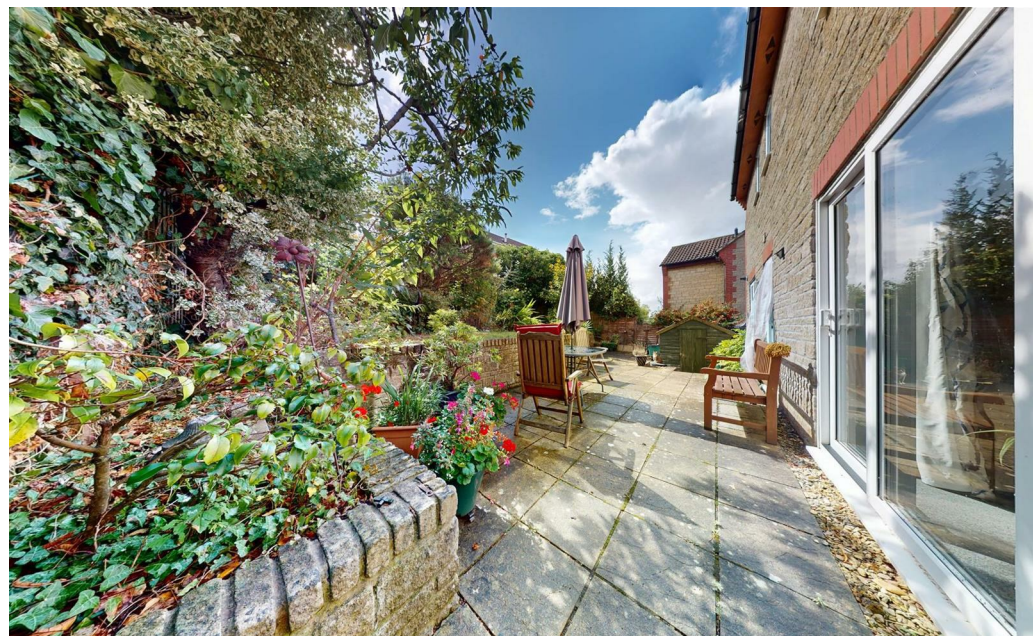
Bedroom One 12'3" x 11'10" (3.74 x 3.61)

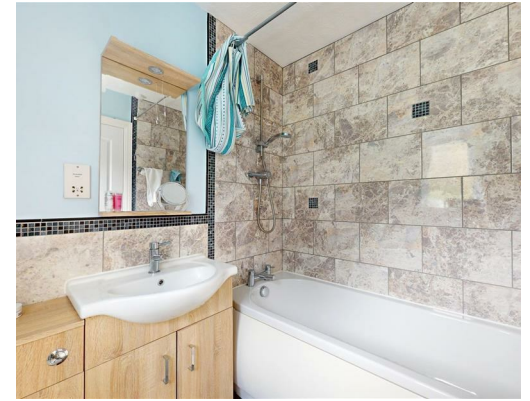
En-Suite

Bedroom Two 11'0" x 8'5" (3.37 x 2.57)

Bedroom Three 7'6" x 7'1" (2.31 x 2.18)

Bathroom 6'9" x 5'7" (2.06 x 1.71)

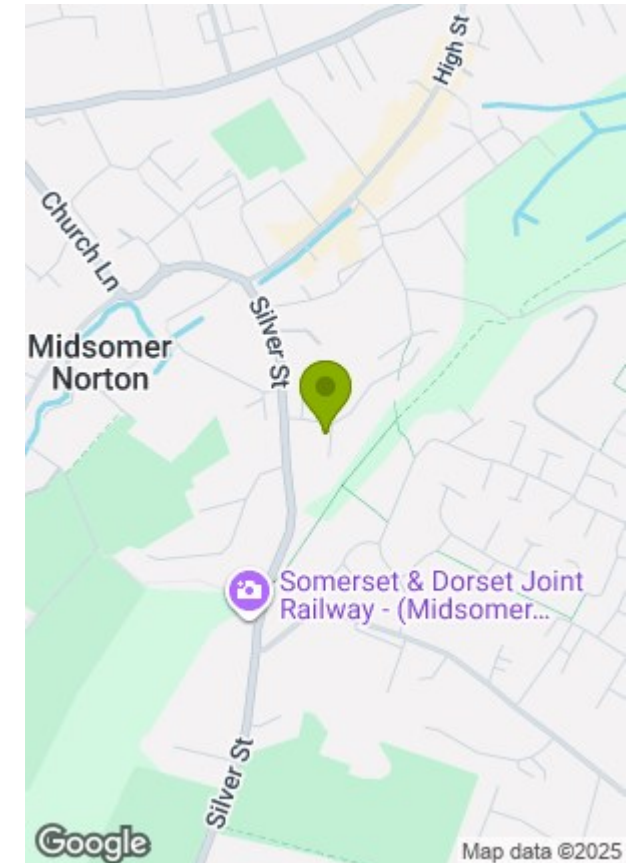






Total area: approx. 98.9 sq. metres (1064.8 sq. feet)

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 operation or efficiency can be given. Plan produced using PlanIt.



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		
		82
	69	
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(82 plus) A		
(61-81) B		
(49-60) C		
(35-48) D		
(29-34) E		
(21-28) 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.