



Wesley Avenue, Westfield, Radstock, BA3 3XA

£250,000

- Energy Rating - TBC
- Close To Local Amenities
- On Street Parking
- On Bus Routes
- Gas Central Heating & UPvc Double Glazing
- Two Bedroom Bungalow
- Council Tax Band - B
- Tenure - Freehold
- Ideal For The First Time Buyers Or Investors Alike
- NO ONWARDS CHAIN

Barons are delighted to bring to the market this Terraced Two Bedroom Bungalow, situated in Westfield.

Accommodation comprises of Entrance hallway, Two bedrooms with built in cupboards, Wet Room, Lounge, Kitchen, dining room and Utility room housing gas central heating boiler. The rear garden has patio area, lawn and path leading to a garden shed and pedestrian rear access via wooden gate.

This bungalow is conveniently situated close to local bus stops and shops. Call BARONS today on 01761 411 411 to arrange your viewing!

Living Room 12'71 x 10'80 (3.66m x 3.05m)

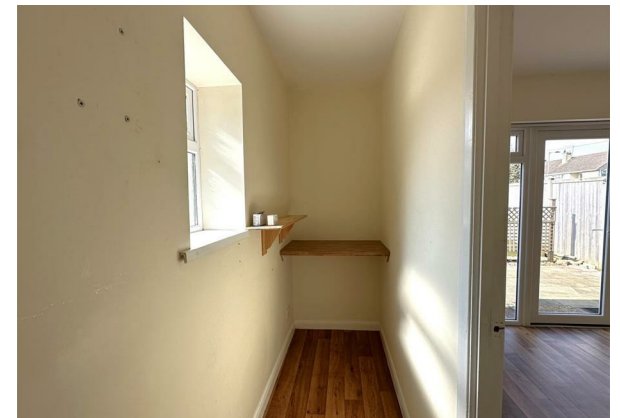
Kitchen 12'60 x 7'39 (3.66m x 2.13m)

Dining Room 13'92 x 10'82 (3.96m x 3.05m)

Bedroom One 11'28 x 9'97 (3.35m x 2.74m)

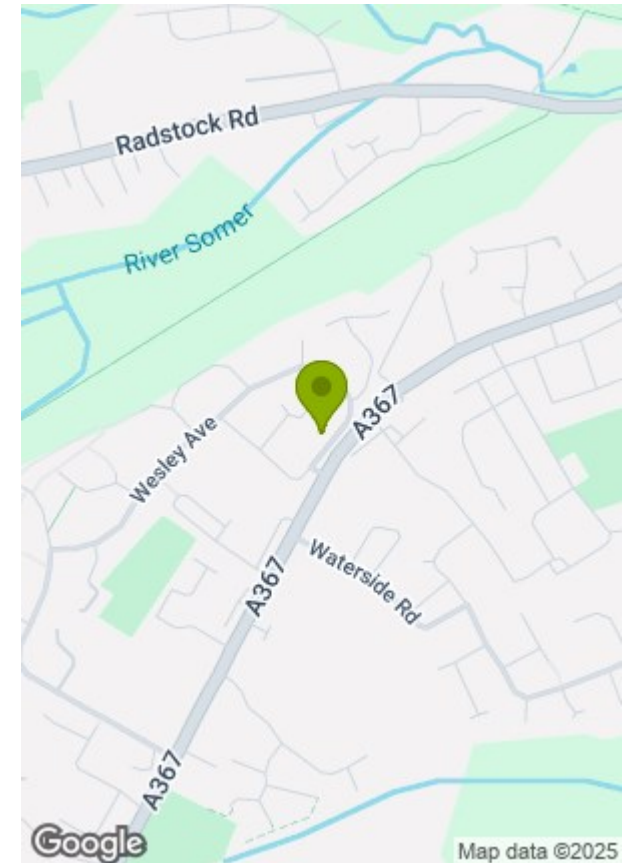
Bedroom Two 9'97 x 7'21 (2.74m x 2.13m)

Wet Room 7'38 x 5'37 (2.13m x 1.52m)





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		87	(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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