



**Croft Road, Holcombe, Radstock , BA3 5EE**

**£350,000**



- **NO ONWARDS CHAIN**
- **Village Location**
- **Council Tax Band - D**
- **Shower Room**
- **Double Garage**
- **Tenure - Freehold**
- **Energy Rating - D**
- **Potential For A Loft Conversion (STPP)**

This charming and well-presented home is located in the popular village of Holcombe and offers spacious, modern living throughout. The accommodation comprises of a welcoming entrance hall, generously sized lounge/dining room, perfect for family living and entertaining, fully fitted kitchen with contemporary finishes, newly installed ground floor shower room. Upstairs, you'll find three bedrooms, two spacious doubles with built-in wardrobes and one single bedroom, ideal as a nursery, office, or guest room. The property also benefits from a private enclosed rear garden, off-road parking, a large double garage providing excellent storage or workshop potential. This property offers the perfect balance of modern comfort and village charm, making it an ideal family home or investment. Call Barons today on 01761 411 411 to arrange your viewing!

Lounge/Diner 23'3" x 12'7" (7.09 x 3.84)

kitchen 10'5" x 8'5" (3.20 x 2.59)

Shower Room 8'5" x 7'1" (2.59 x 2.18)

Bedroom One 11'6" x 10'2" (3.51 x 3.12)

Bedroom Two 11'8" x 10'0" (3.56 x 3.05)

Bedroom Three 8'0" x 5'6" (2.44 x 1.68)

Double Garage 19'7" x 16'7" (5.97 x 5.08)

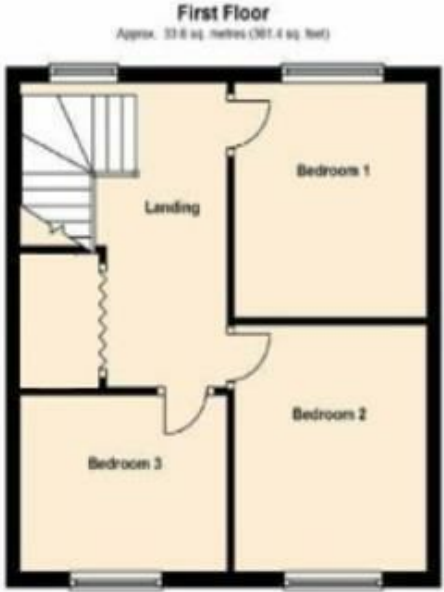








Total area: approx. 74.7 sq. metres (804.2 sq. feet)



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		82	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	68		(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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		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 firms employment has the authority to make or give any representation or warranty in respect of the property.