

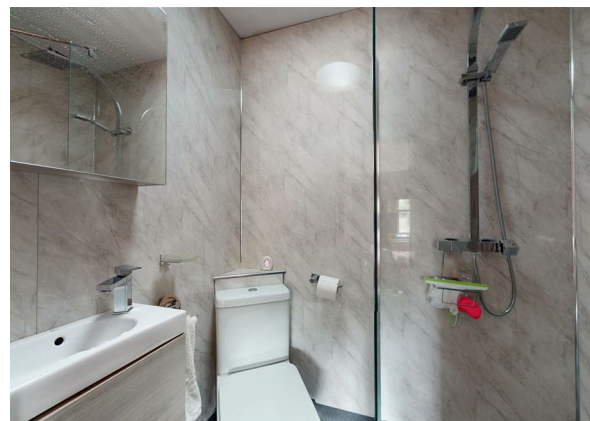


Elm Terrace, Westfield, Radstock, BA3 3XP

£275,000

- **NO ONWARDS CHAIN**
- **Parking**
- **Close To All Local Amenities**
- **Energy Rating - TBC**
- **Extended Three Bed End Terrace**
- **Modern Kitchen**
- **Tenure - Freehold**
- **Council Tax Band - B**

Barons are pleased to present this spacious and well-presented family home, ideally located in the sought-after area of Westfield. Conveniently positioned within easy reach of local amenities and well-connected by frequent bus routes to nearby towns and villages, this property offers an excellent balance of comfort and practicality. The ground floor features a generous open-plan layout comprising a welcoming living room with a cosy log burner, a dining area, and a thoughtfully extended kitchen – all complemented by elegant oak flooring throughout. Upstairs, the home offers three well-proportioned bedrooms, including a master bedroom with built-in wardrobes and an en-suite shower room. Two further single bedrooms and a family bathroom. Additional benefits include gas central heating, UPVC double glazing throughout, and a good-sized enclosed rear garden with a lawn, decked seating area, and garden shed. Off-street parking is also available. Early viewing is highly recommended. To arrange your appointment, contact Barons today on 01761 411411.



Kitchen

Lounge

Dining

Bedroom One

En-suite

Bedroom Two

Bedroom Three

Bathroom

Please Note

Utilities,

Heating: Gas central heating

Windows: UPVC double glazing throughout

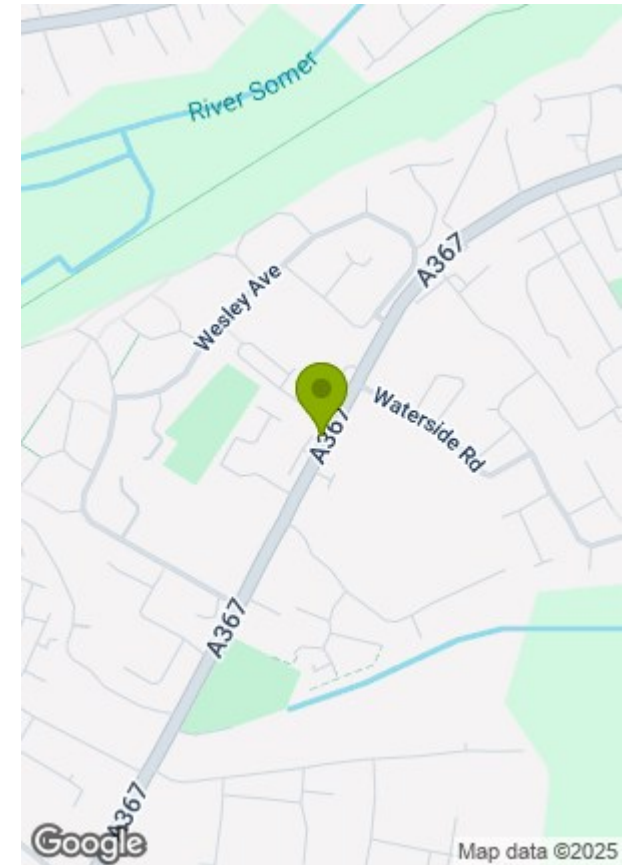
Water & Sewerage: Mains connected

Electricity: Mains connected

Broadband: connected to Fibre Broadband (currently with virgin media)



AWAITING FLOORPLAN



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		
England & Wales <small>EU Directive 2002/91/EC</small>		

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		
England & Wales <small>EU Directive 2002/91/EC</small>		

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