



17 Shelley Road, Westfield , Radstock BA3 3YS

£255,950

- South Facing Rear Garden
- Gas Central Heating
- New Kitchen & Bathroom
- Built In Wardrobes To Both Bedrooms
- Garage, Carport & Driveway Parking
- Fully Modernised Throughout
- UPVC Double Glazing
- Quiet Location In Westfield
- Fully Enclosed Rear Garden
- Energy Rating - D

DETACHED BUNGALOW.....A superb opportunity to purchase a two bedroom detached bungalow situated in the ever popular Westfield area of Radstock. The property has been tastefully updated by the present owners and offers well planned living accommodation comprising entrance hallway, 16'8 sitting, 12'6 kitchen/breakfast room with newly fitted kitchen and space for white goods, two bedrooms both with built in wardrobes and a newly fitted bathroom suite with separate walk in shower cubicle. Other features include a new gas central heating system and UPVC double glazing. Outside rear there is a fully enclosed sunny garden which is mainly laid to lawn with shrub borders, greenhouse and garden shed and to the front of the property there is ample driveway parking and carport giving access to the garage. Barons highly recommend internal viewings. Please call now on 01761 411411 to avoid disappointment.

Entrance Hallway 13'11 x 5'1 max (4.24m x 1.55m max)

Sitting Room 16'8 x 11'11 (5.08m x 3.63m)

Kitchen/Breakfast Room 12'6 x 7'10 (3.81m x 2.39m)

Sun Room 11'0 x 7'3 (3.35m x 2.21m)

Bedroom One 11'7 x 8'3 (3.53m x 2.51m)

Bedroom Two 8'7 x 8'7 max (2.62m x 2.62m max)

Bathroom 9'6 x 5'10 (2.90m x 1.78m)

Garage 15'2 x 8'5 (4.62m x 2.57m)

Outside

Please Note

Tenure: Freehold.

Services: All Services Believed to be connected.

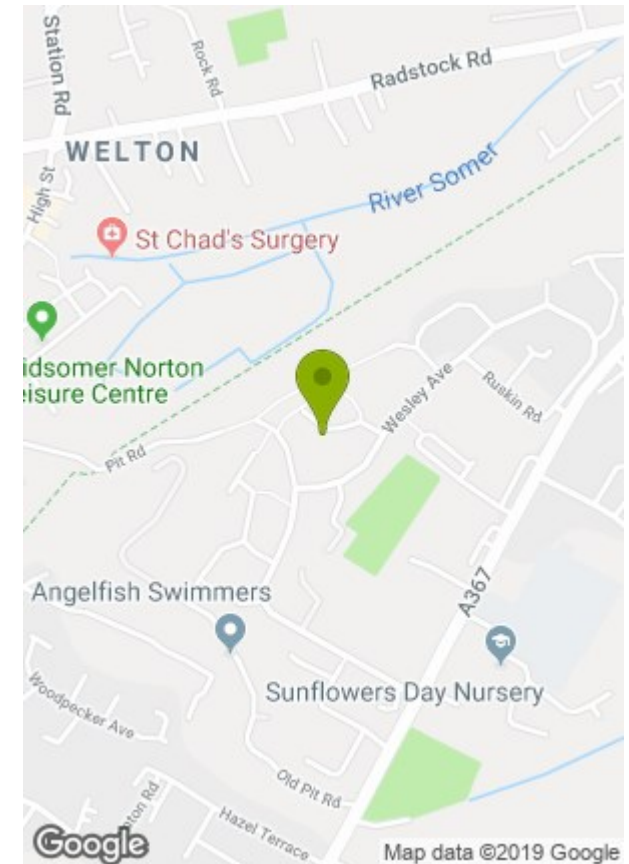
Local Authority: B&NES

Council Tax: Band D





Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D		59
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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