

HUNTERS®

HERE TO GET *you* THERE



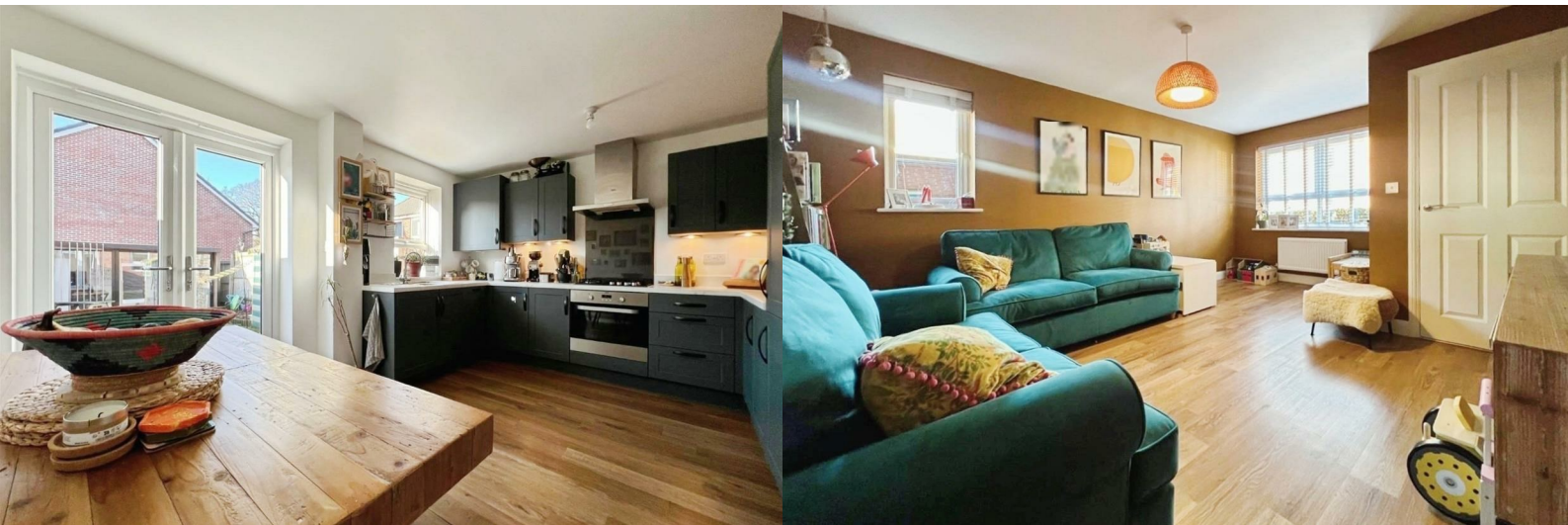
87 Poskett Way

Charfield, South Gloucestershire, GL12 8FF

£345,000



Council Tax: C



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Entrance

Via part glazed UPVC front door, radiator.

Cloakroom

WC, wash hand basin.

Lounge

Window to front, small window to side, radiator, stairs to first floor landing.

Kitchen/Dining Room

Fitted with Shaker style wall and base units with work-surfaces over, built-in appliances including oven with gas hob and extractor over, washing machine, dishwasher, fridge/ freezer, stainless steel sink unit, radiator, window to rear and French doors leading to garden.

First Floor Landing

From the lounge stairs lead to first floor landing with loft hatch, built-in cupboard, radiator and doors to:

Bedroom One

Window to front, radiator, door to:

En-Suite Shower Room

Shower cubicle, WC, wash hand basin, radiator, frosted window.

Bedroom Two

Window to rear, radiator.

Bedroom Three

Window to front, radiator.

Bathroom

Fitted with a modern suite comprising panelled bath, WC, wash hand basin, frosted window.

Outside Front

Enclosed by natural hedging with path to front door. Driveway parking to the side for two vehicles.

Outside Rear

Laid to lawn with patio seating area, flower border, fence boundaries, gated access to side and access to garden room.

Garden Room

Currently used as a home office with insulation, power and lighting and having two year warranty remaining.

Anti-Money Laundering (AML) Compliance

Estate agents operating in the UK are legally required to carry out Anti-Money Laundering (AML) checks in line with regulations set by HM Revenue and Customs (HMRC). At Hunters Dursley, we use Moverly to facilitate these checks as part of our commitment to compliance and transparency. It is mandatory for both buyers and sellers to complete AML verification before a property transaction can proceed. A fee will be charged for each individual AML check carried out.

A modern and well-presented three-bedroom semi-detached home, benefitting from the remainder of its 10-year build warranty and located within the popular Charfield village, within walking distance of the new and upcoming train station.

The property has been well maintained by the current owners and offers well-arranged accommodation throughout. The ground floor comprises a spacious front-facing lounge with stairs rising to the first-floor landing, a downstairs WC positioned just off the entrance hall, and to the rear, there is a contemporary kitchen/diner fitted with shaker-style units and a range of built-in appliances, with French doors opening directly onto the rear garden - ideal for both everyday living and entertaining.

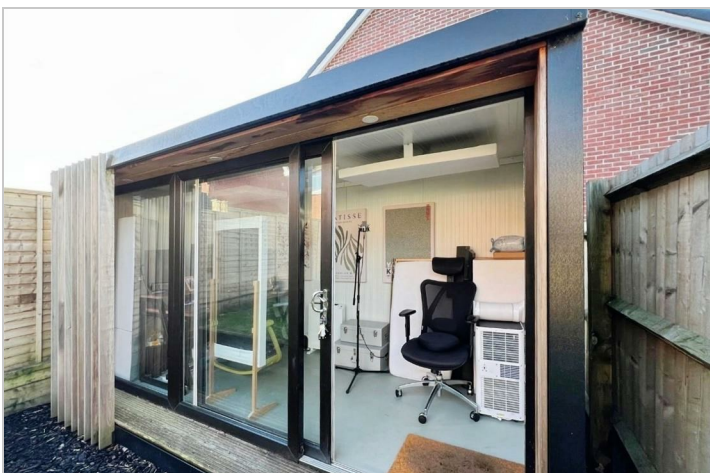
The garden is neatly maintained with a patio area and lawn and side access leading to the driveway. The sellers have added a garden room/annexe to the end of the garden, currently set up as a work-from-home office. The garden room benefits from power, lighting, insulation and the remainder of a two-year build warranty.

Upstairs, the first floor offers three well-proportioned bedrooms, including a principal bedroom with an en-suite shower room, alongside a modern family bathroom. Additional features include loft access from the landing and built-in storage.

To the front, the driveway provides tandem parking for multiple vehicles.

An excellent opportunity to acquire a modern family home in a sought-after village location with strong transport links.

- Popular village location in Charfield
- Benefitting from the remainder of a 10-year build warranty
- Principal bedroom with en-suite shower room
- Well-maintained rear garden with patio, lawn, and side access
- Driveway providing tandem parking for multiple vehicles
- Walking distance to the new and upcoming Charfield train station
- Garden room/annexe set up as a work-from-home office, with power, lighting, insulation, and remainder of a 2-year build warranty
- Contemporary kitchen/diner with shaker-style units, built-in appliances, and French doors to the garden
- Two further well-proportioned bedrooms and a modern family bathroom
- Loft access and built-in storage on the landing



Road Map



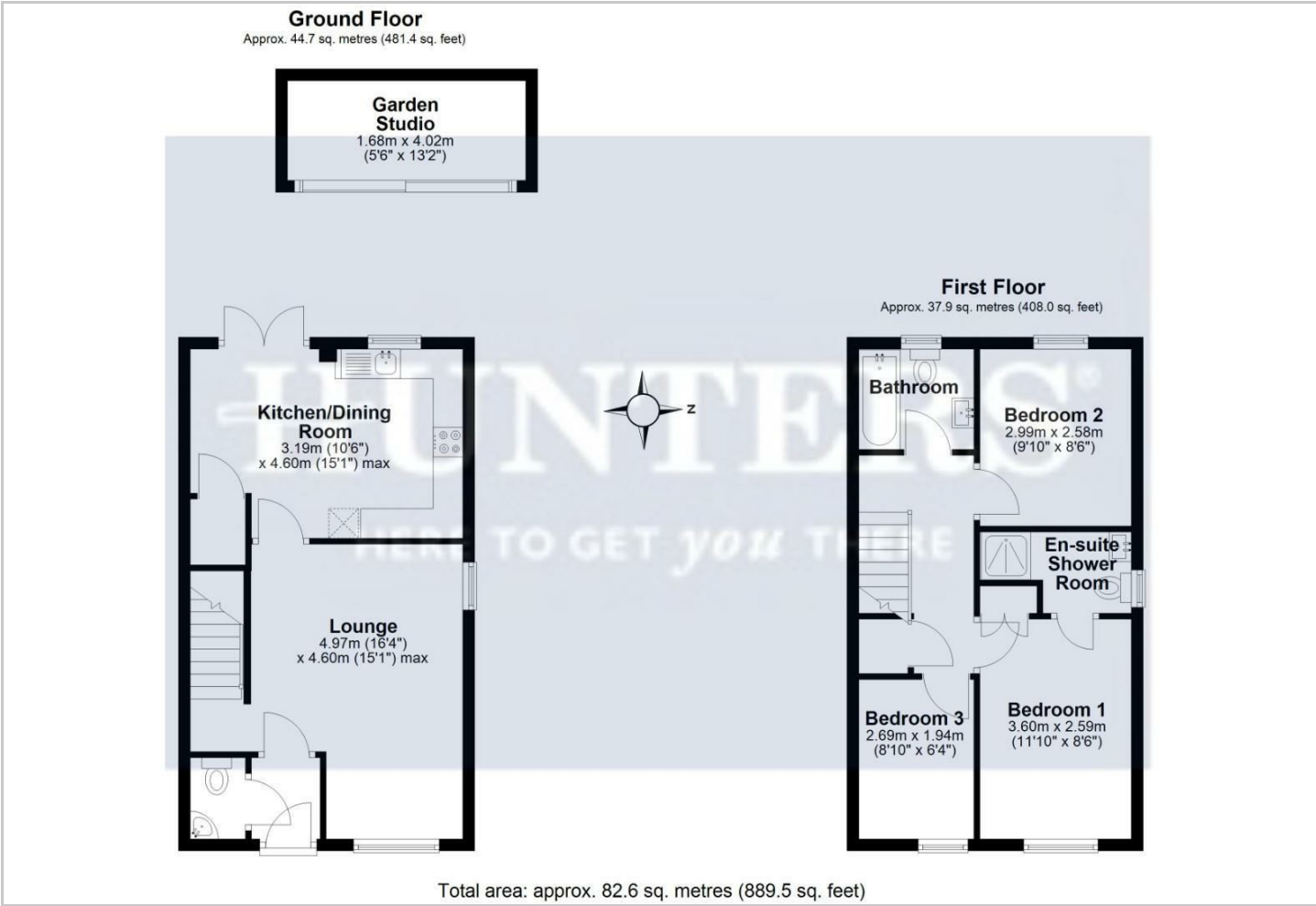
Hybrid Map



Terrain Map



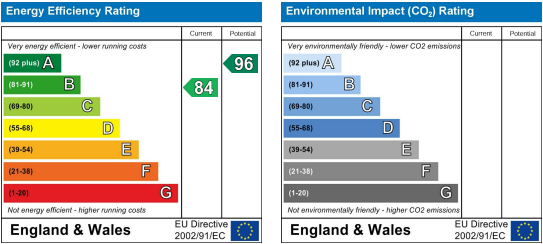
Floor Plan



Viewing

Please contact our Hunters Dursley Office on 01453 542 395 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.