

HUNTERS®

HERE TO GET *you* THERE



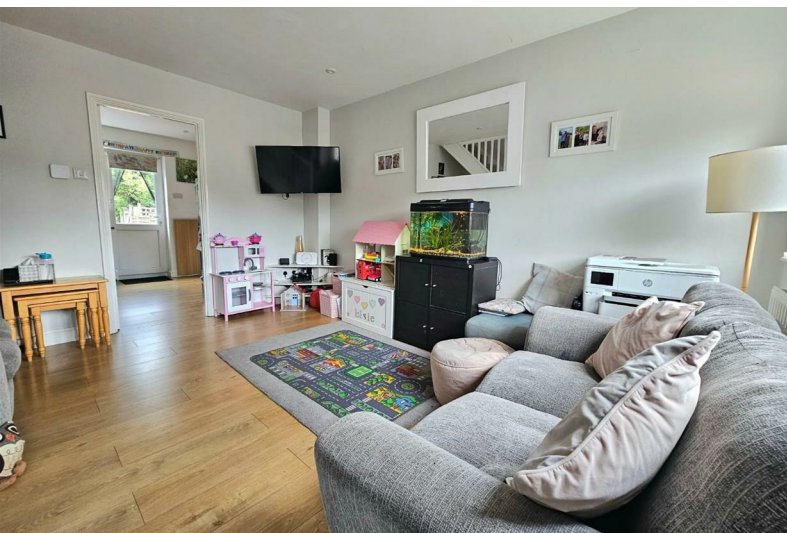
81 Woodlands Road

Charfield, South Gloucestershire, GL12 8LT

£260,000



Council Tax: B



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Ground Floor Accommodation

Entrance

Via part-glazed door into;

Lounge

Window to front aspect, stairs to first floor with storage, laminate flooring, radiator with cover, ceiling spot-lights, opening to;

Kitchen/Breakfast Room

Window to rear aspect, door to garden, range of wall and base units with work-surfaces, tiled splash-backs with upstands, one and a half bowl sink unit with mixer tap, integral oven and five ring gas hob with extractor over, space for dishwasher and washing machine, laminate flooring, radiator, ceiling spot-lights, space for two fridge/freezers.

First Floor Accommodation

Landing Area

Access to loft space which is boarded with ladder, doors to;

Bedroom

Window to rear aspect, radiator, fitted cupboard.

Bathroom

Bath with rainfall shower and shower screen, wc, wash hand basin set in unit, tiled shelf, ceiling spot-lights, chrome heated towel rail.

Bedroom

Window to front aspect, radiator, generous over-stairs cupboard with hanging space with pull out storage baskets below, ceiling spot-lights.

Outside

Front Garden

With path to front door with canopy over.

Rear Garden

Decked area leading to the lawned area, enclosed by fencing, raised flower borders with various plants and shrubs, single area, feature circular patio area, wooden storage shed, gated access leading to the garage and parking.

Garage

Single garage with hinged door, power and light with boarded loft space for storage with driveway parking to the front for two cars.

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.

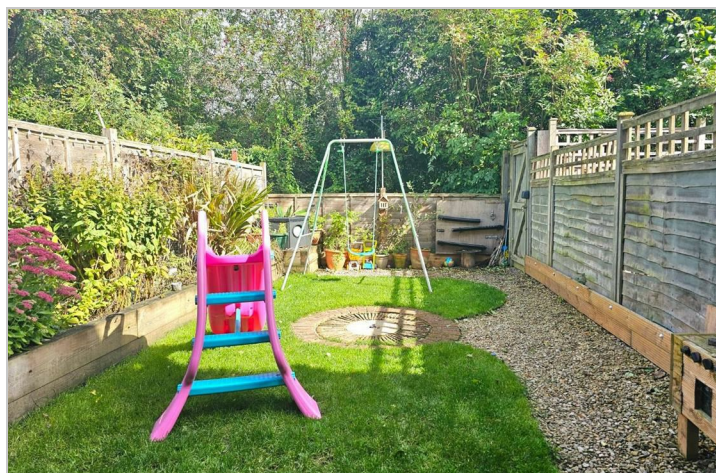
Found in a cul-de-sac location on Woodlands Road in the popular village of Charfield, this two bedroom mid terraced house offers an excellent opportunity for first time buyers or investors alike. The property has a spacious lounge with window overlooking the front of the property, alongside a fitted kitchen/breakfast room with space for family meals or casual dining. On the first floor, you will find two well-proportioned bedrooms and contemporary bathroom with bath and over-bath shower.

Outside, the established rear garden presents a lovely outdoor space, perfect for enjoying gatherings with friends and family. For those with vehicles, the property features driveway parking for two cars, ensuring ease of access. Additionally, a garage equipped with power and light with over-head storage.

This property is an excellent opportunity for first-time buyers or families alike, all while being situated in a friendly community with local amenities nearby. With its appealing features and popular location, this home is sure to attract interest.

The village of Charfield is within easy reach of countryside walks, the M5 Junction being found approximately three miles away offering access to the cities of Bristol, Cheltenham and Gloucester. Mainline railway stations can be found at Bristol Parkway and Stroud, all a convenient drive. The re-opening of the Charfield Station is in progress with full details on-line. Charfield has an excellent primary school, local Co-Op shop, cafe, post office, garage and two public houses, one a short stroll away from the property. Katharine Lady Berkeley Secondary School can be found close by, nestled between Charfield, Kingswood and Wotton under Edge.

- Mid Terrace Property in Popular Location
- Two Bedrooms and Contemporary Bathroom
 - Driveway Parking For Two Cars
 - Cul-de-Sac Location in Charfield
- Lounge and Fitted Kitchen/Breakfast Room
- Established Rear Garden with Decked Area
 - Garage



Road Map



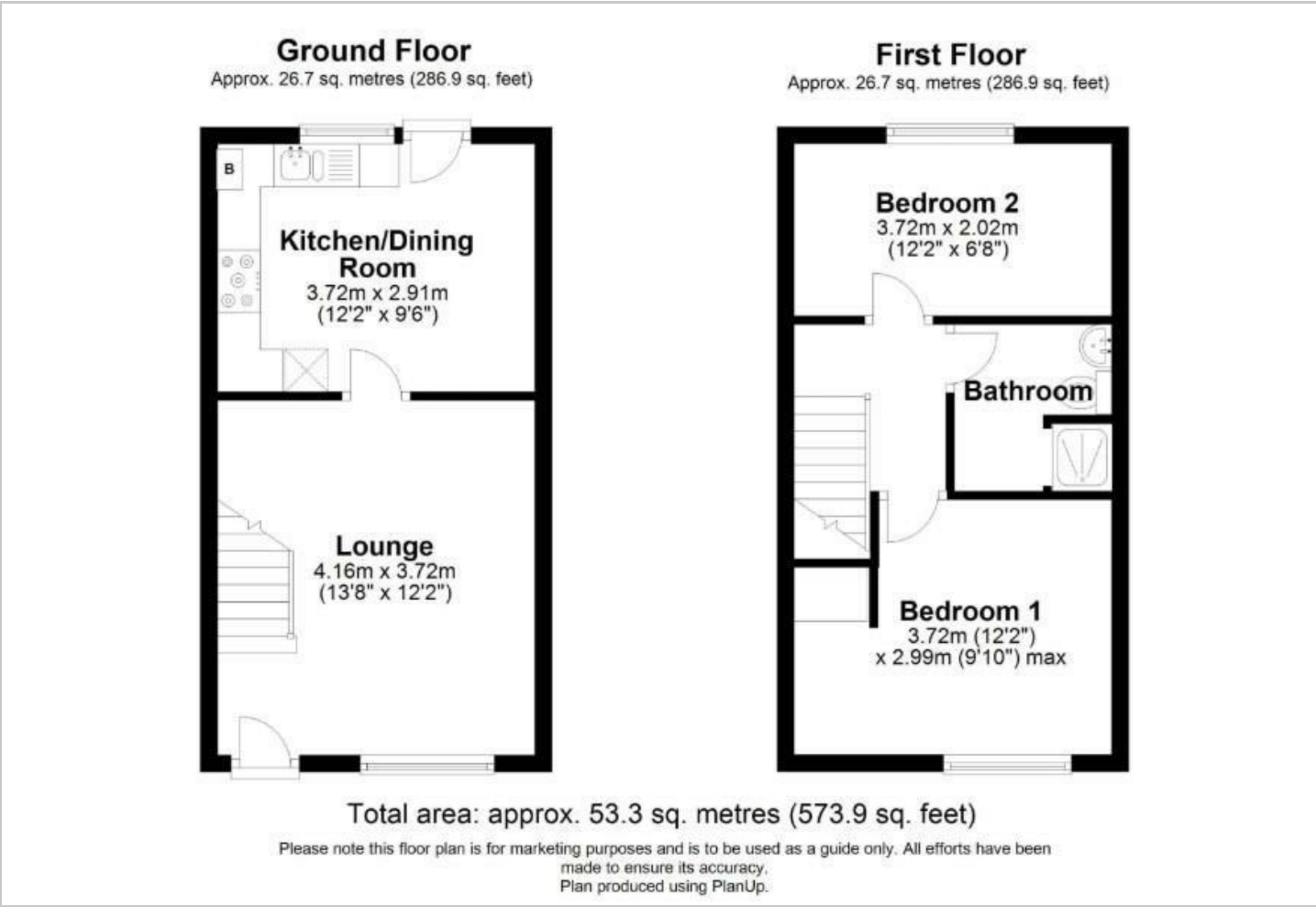
Hybrid Map



Terrain Map



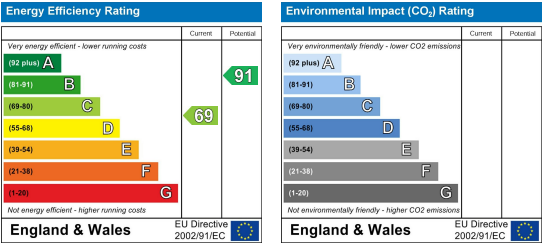
Floor Plan



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.