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49 Underhill Road

Charfield, South Gloucestershire, GL12 8TD

Asking Price £335,000



Council Tax: C



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Found in the popular village location of Charfield, this well presented semi detached family home backs onto the local recreational area with lovely views to the rear. On entering the property you will find, an entrance porch, entrance hallway, lounge, dining room, fitted kitchen, conservatory/sun room with utility area. To the first floor, three bedrooms with shower room. Outside the property has a front garden with driveway parking to the side for several cars, a well maintained rear garden and good size garage.

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. Discussions to re-open the Charfield Station are in progress with details available to view on-line. Charfield has an excellent primary school, local shop and 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.

- Popular Location in Charfield
- Well Presented Semi Detached Family Home
 - Lounge and Dining Room
 - Bathroom
- Well Established Rear Garden
- Opens Views to the Rear overlooking the Recreational Area
- Entrance Porch and Hallway
- Fitted Kitchen, Utility Area and Conservatory/Sun Room
- Front Garden with Driveway Parking for Several Cars and Garage

Ground Floor Accommodation

Entrance Porch

Via sliding door (replaced approximately three and a half years ago), laminate flooring.

Entrance Hallway

Via glazed door, stairs to first floor and doors to;

Lounge

12'2" x 12'0" (3.72m x 3.68m)

Window to front aspect over-looking the garden, two radiators, fireplace with electric fire (we have been informed this is also a working fireplace), opening to;

Dining Room

11'3" x 26'7" (3.44m x 8.11m)

Patio doors to conservatory/sun room, radiator, door to kitchen.

Conservatory/Sun Room

Doors leading to the garden, triple polycarbonate roof, windows to rear aspect, Karndean flooring, opening to;

Utility Area

Windows to garden, work-surfaces with storage with plumbing for washing machine.

Fitted Kitchen

10'8" x 8'10" (3.26m x 2.70m)

Window to rear aspect, fitted with a range of wall and base units with work-surfaces, enamel one and a half bowl sink unit, Belling electric fan double oven, electric ceramic hob with extractor over, space for under-counter fridge, breakfast bar with storage beneath, Karndean flooring, cupboard housing oil fired central heating boiler, opening to Conservatory/Sun Room.

First Floor Accommodation

Landing Area

Window to side aspect, access to loft space which is insulated and partially boarded with loft ladder and light, generous shelved airing cupboard with hot water cylinder, further cupboard.

Bedroom One

12'1" x 10'1" (3.70m x 3.08m)

Window to rear aspect with far reaching views across the local recreational area and beyond, range of built-in wardrobes with side units and overhead storage cupboards and dressing table, radiator.

Bedroom Two

10'9" x 10'1" (3.29m x 3.09)

Window to front aspect, range of built-in wardrobes, radiator.

Bedroom Three

8'0" x 7'8" (2.45m x 2.36m)

Double glazed window to front aspect, range of fitted cupboards, radiator.

Shower Room

Window to rear aspect, white suite comprising; fully panelled shower cubicle, vanity wash hand basin, low level wc, heated towel rail, storage unit, non slip flooring (updated approximately four years ago).

Outside

Front Garden

Well tended front garden with lawned area, feature shrubs and trees, driveway parking to the side for several cars leading to the garage which was re-felted in 2022, gate to rear garden.

Rear Garden

A well maintained rear garden with lawned area, established plants, shrubs and trees, backing onto the recreational area, paved seating area, two outside taps, security lighting, shed, gated access leading to the front of the property.

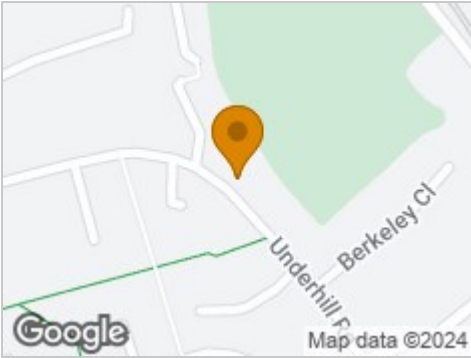
Garage

17'1" x 8'5" (5.21m x 2.57m)

With up and over metal door, power and light. There is also a useful shed attached to the rear of the garage.



Road Map



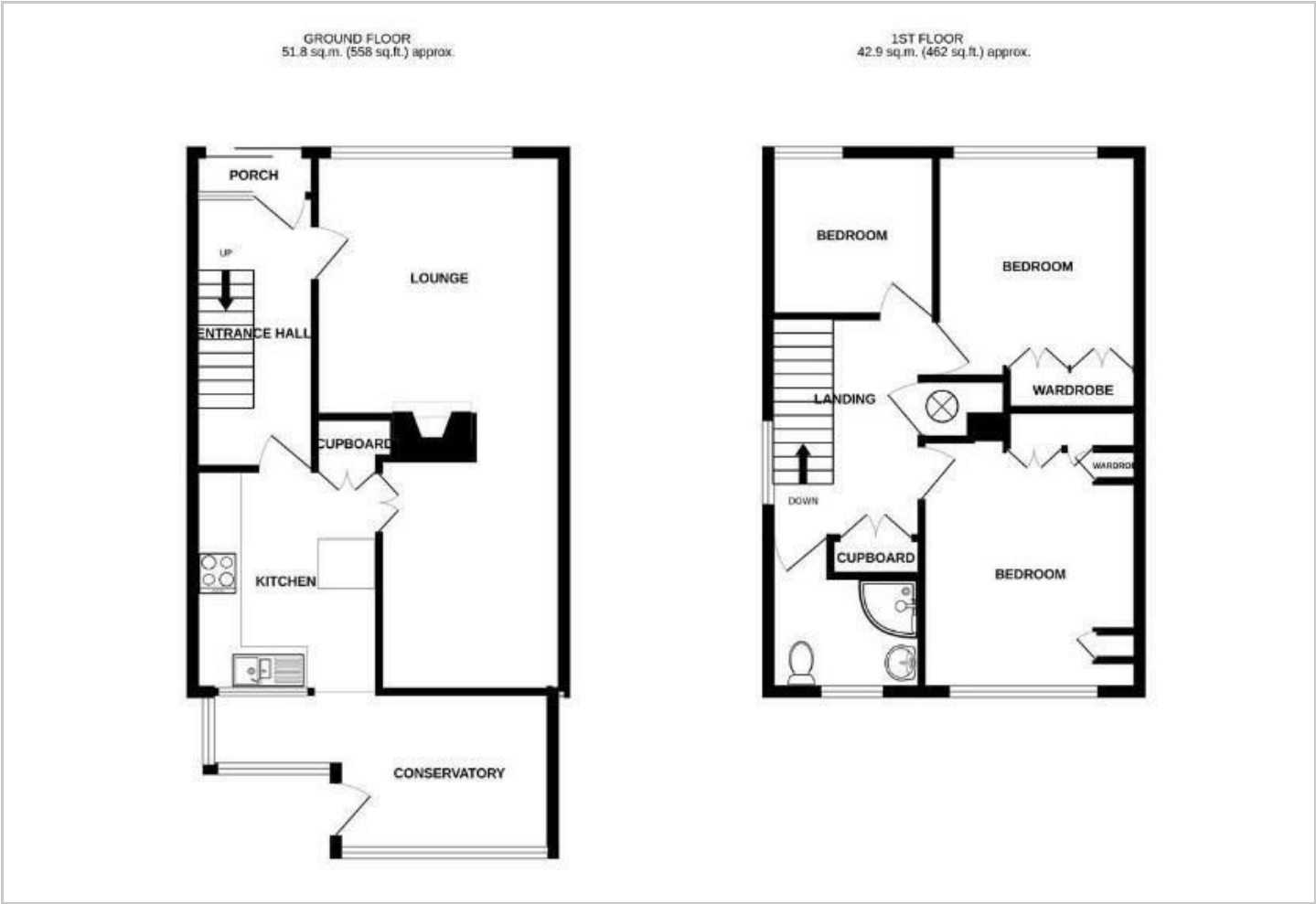
Hybrid Map



Terrain Map



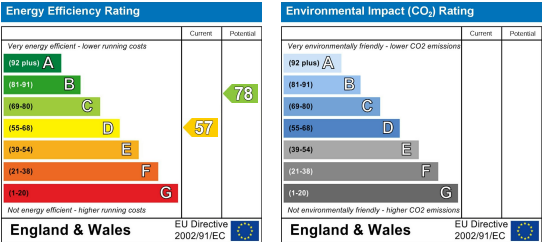
Floor Plan



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.