

HUNTERS®

HERE TO GET *you* THERE



Station Road

Charfield, GL12 8SY

Guide Price £360,000



6 Station Road

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COUNCIL TAX BAND - C

ENTRANCE PORCH

UPVC framed double glazed front door to entrance porch with double glazed windows, tiled floor and solid Oak door to living room.

LIVING ROOM

20'6" x 12'4" narrowing to 9'0" (6.25 x 3.76 narrowing to 2.74)

With feature exposed natural stone wall with two UPVC framed double glazed windows to front. There is a delightful fireplace with brick hearth and inset woodburning stove, Karndean Oak effect flooring, TV aerial socket, twin panelled radiator and useful under stair storage cupboard.

DINING AREA

KITCHEN

19'8" x 6'0" (5.99 x 1.83)

Having a range of light Oak effect base units incorporating worktop surfaces with drawers and cupboards under and matching wall storage cupboards. Inset single drainer stainless steel sink unit with monobloc mixer tap, stainless steel oven and four ring hob unit with cooker hood over, splashback tiling, downlights, ceramic tiled floor and plumbing for automatic washing machine. UPVC framed double glazed window to rear and space for fridge freezer.

REAR PORCH

With ceramic tiled floor and UPVC framed double glazed door to rear garden.

CLOAKROOM

Having low level WC, corner wash hand basin, ceramic tiled floor, UPVC framed double glazed window, fitted spotlights and panelled radiator.

FIRST FLOOR LANDING

From the dining area there is a staircase leading to first floor landing.

BEDROOM ONE

10'0" x 8'0" (3.05 x 2.44)

With useful over stairs cupboard housing Vaillant combination boiler supplying central heating and domestic hot water circulation, panelled radiator and UPVC framed double glazed window to front.

BEDROOM TWO

9'1" x 8'9" (2.77 x 2.67)

With two built in wardrobes, twin panelled radiator and UPVC framed double glazed window to front.

BEDROOM THREE

11'8" x 6'7" (3.56 x 2.01)

With wood effect flooring, twin panelled radiator and two UPVC framed double glazed windows to rear and fitted spotlights.

BATHROOM

Having panelled bath with shower attachment over and glazed shower screen, pedestal wash hand basin and low level WC. Fully ceramic tiled walls, Velux roof light window, chrome ladder radiator, panelled radiator, wood laminate flooring and electric shaver socket.

OUTSIDE

The property is approached via a five bar gated

entrance with gravelled driveway leading to detached garage with up and over door. There is a good size gravelled patio with useful store sheds and dog kennel, separate wood store, lawns and walled and fenced boundaries with shrubs providing a delightful and good sized entertaining space.



Road Map



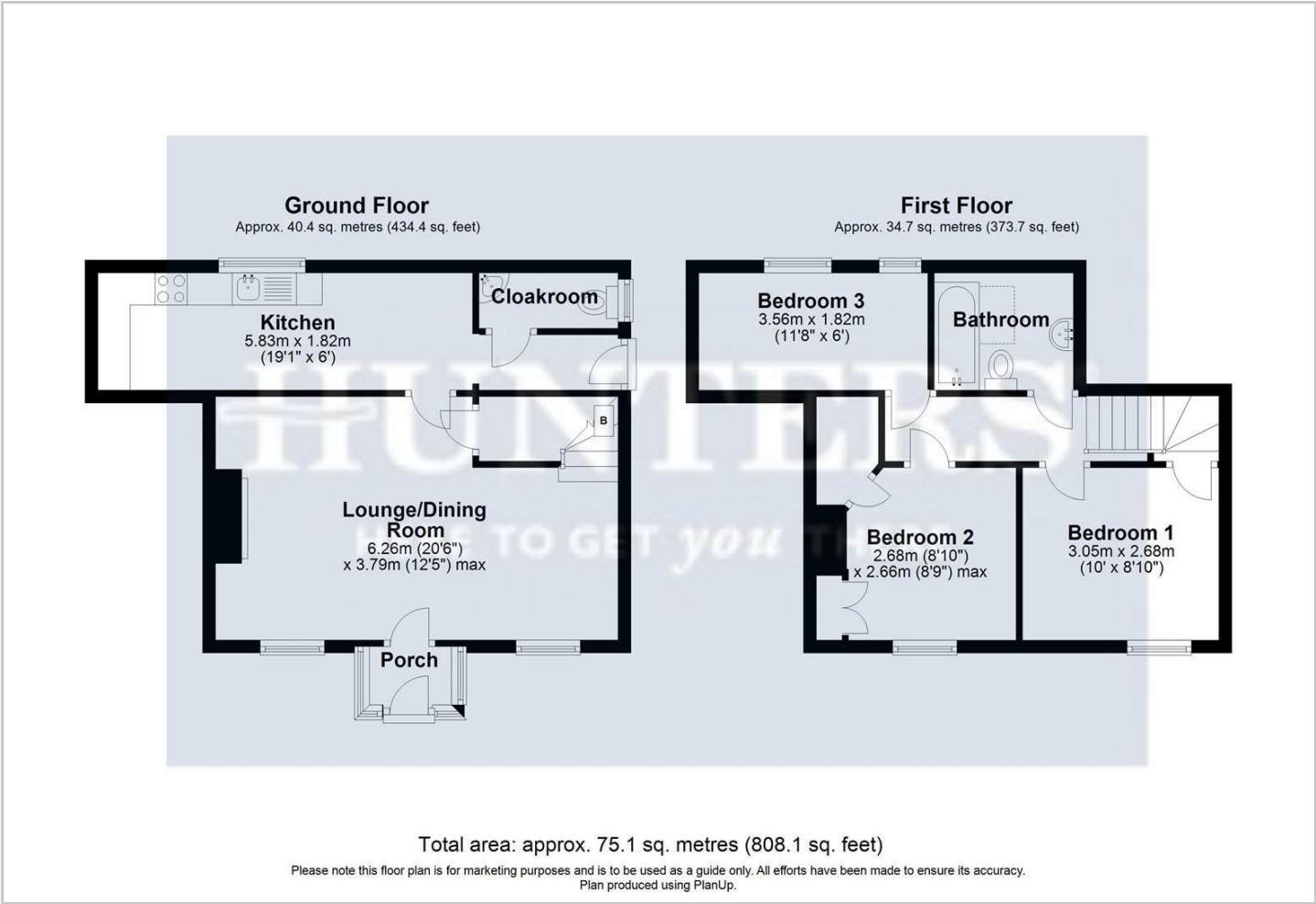
Hybrid Map



Terrain Map



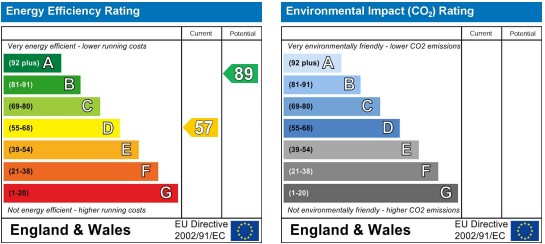
Floor Plan



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.