

HUNTERS[®]

HERE TO GET *you* THERE



5 Old Manor Close

Charfield, South Gloucestershire, GL12 8TS

Asking Price £320,000



Council Tax: C



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Ground Floor Accommodation

Entrance Hall

Via part glazed door, doors to;

Cloakroom

Window to front aspect, wc, radiator.

Lounge/Dining Room

Window to front aspect, window and door to rear garden, three radiators, stairs to first floor, door to;

Kitchen

Window to rear aspect, door to garden, range of wall and base units with work-surfaces, one and a half bowl sink unit with mixer tap, space for fridge/freezer, free standing oven, breakfast bar, space for washing machine, extractor fan, under-stairs cupboard.

First Floor Accommodation

Access to loft space, airing cupboard housing Vaillant boiler.

Bedroom

Window to front aspect, exposed timber flooring, radiator, fitted cupboard.

Bedroom

Window to rear aspect overlooking the green area, radiator, fitted cupboard.

Wet-Room

Window to rear aspect, radiator, walk-in shower, pedestal wash hand basin, wc, part tiled walls.

Bedroom

Window to rear aspect overlooking the green, radiator.

Bedroom

Window to front aspect, fitted cupboard.

Outside

Front Garden

With driveway parking for two/three cars leading to the garage, lawned area, various plants, shrubs and trees.

Rear Garden

Paved patio area, lawned area, various trees and shrubs, gate to green area.

Offered for sale with no onward chain, this semi-detached family home enjoys a cul-de-sac location in a popular rural village location. The property offers entrance hallway, cloakroom, lounge/dining room and fitted kitchen. To the first floor, four bedrooms and bathroom. Outside the property has driveway parking for several cars leading to the garage and a rear garden with a pleasant communal green space accessible from the rear garden.

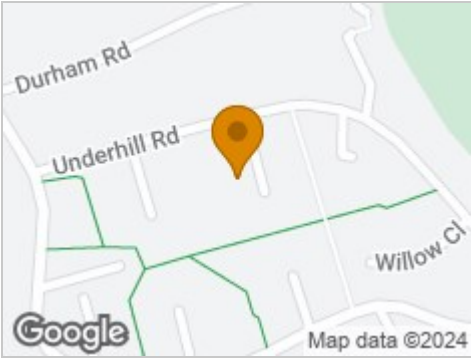
The village of Charfield is within easy reach of countryside walks, the M5 Junction being found approximately three miles away offering access to the cities of Bristol, Cheltenham and Gloucester. Mainline railway stations can be found at Bristol Parkway and Stroud, all a convenient drive. Discussions to re-open the Charfield Station are in progress with details available to view on-line.

Charfield has as 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.

- Spacious Semi Detached Family Home
- Four Bedrooms
- Bathroom/Wet-Room
- Lounge/Dining Room
- Fitted Kitchen
- Cul-de-Sac Location
- Front Garden with Driveway Parking
- Enclosed Rear Garden Backing onto Local Green
- No Onward Chain



Road Map



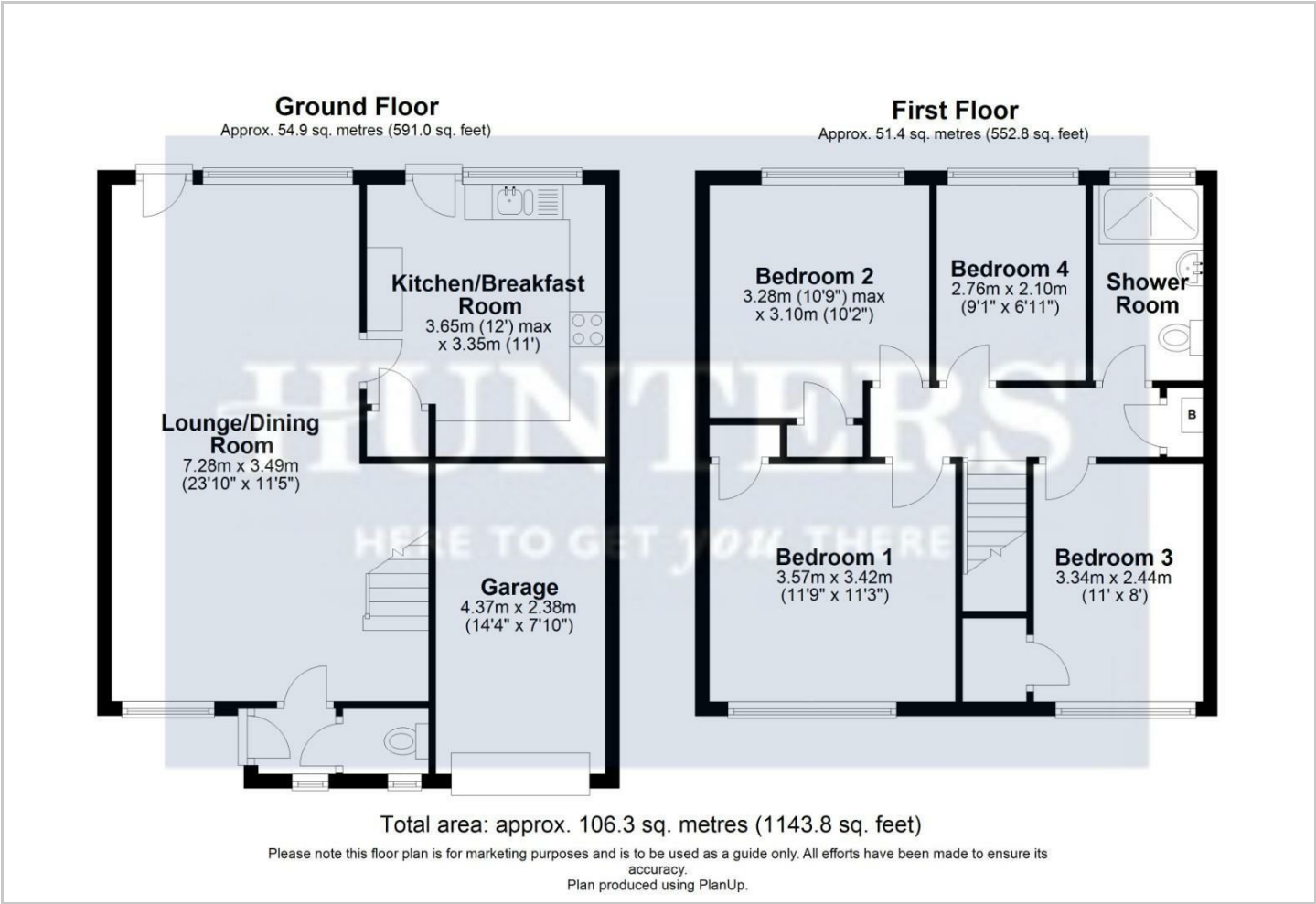
Hybrid Map



Terrain Map



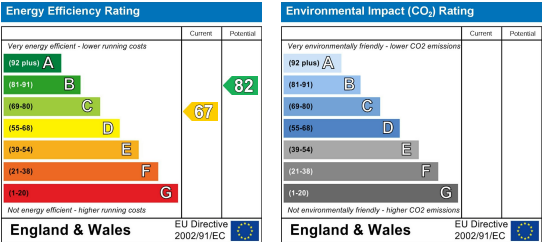
Floor Plan



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.