



## Charfield Green

Charfield, Wotton-Under-Edge, GL12 8SZ

Offers In Excess Of £135,000



This two bedroom ground floor flat in need of modernisation offers an entrance hall, lounge/diner, wet room and two bedrooms. Further benefits are gas central heating, double glazing and rear garden.

## ENTRANCE HALL

Entrance door.

## LOUNGE/DINER 24'10" x 12'0" - 8'3" (7.57m x 3.66m - 2.51m)

Double glazed window to front, feature fire place with electric fire, laminate flooring, two radiators, double glazed door to rear garden.

## KITCHEN 9'0" x 8'7" (2.74m x 2.62m)

Double glazed window to front, wall and base units, stainless steel sink, work surfaces.

## BEDROOM ONE 12'0" x 11'0" (3.66m x 3.35m)

Double glazed window to rear, radiator.

## BEDROOM TWO 12'0" x 7'9" (3.66m x 2.36m)

Double glazed window to rear, radiator.

## WET ROOM

Double glazed window to the front, shower area, wash hand basin and W/C.

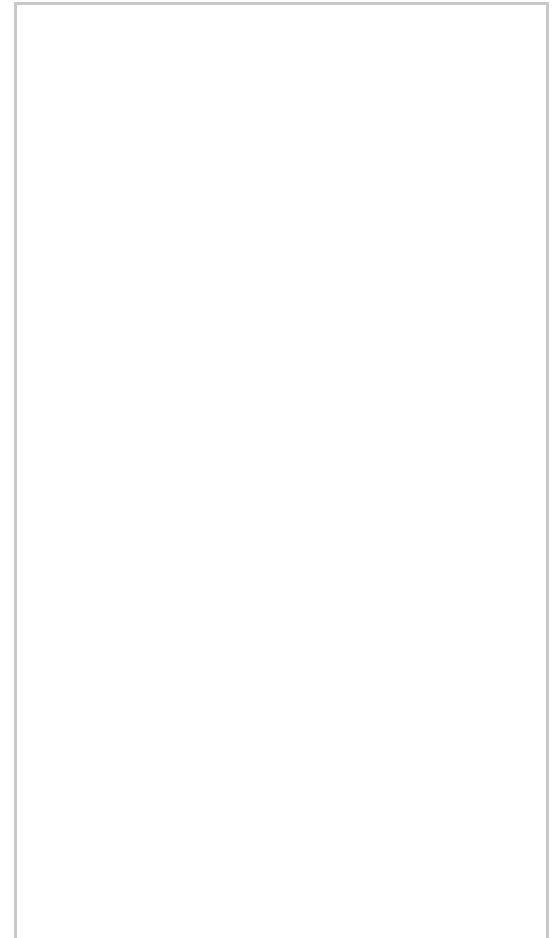
## GARDEN

Garden to the rear with decking and lawn.

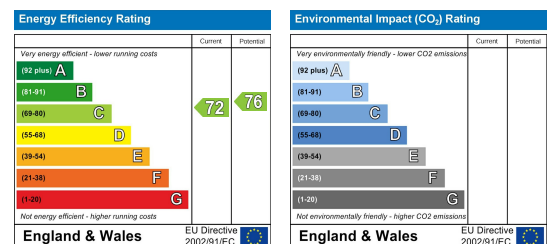
agents note

£500 - £600 Per Annum to Bromford

## Area Map



## 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.

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