

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



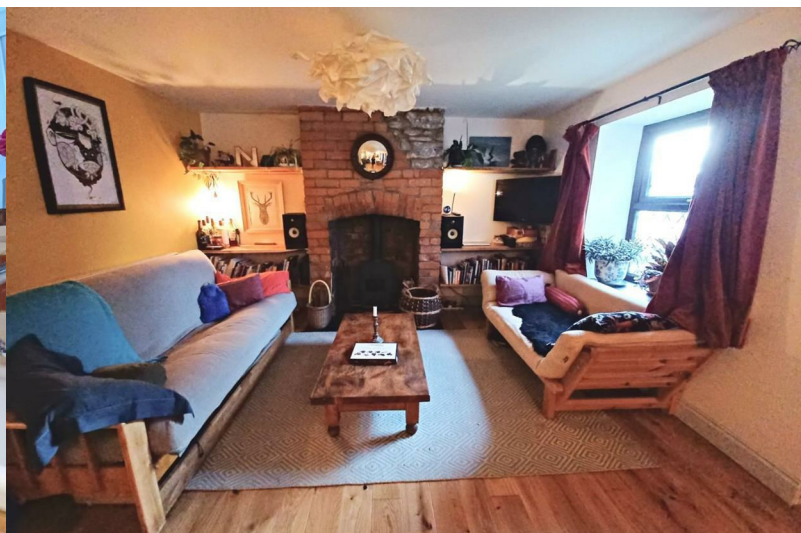
## 5 Station Road

Charfield, Gloucestershire, GL12 8SY

Guide Price £325,000



Council Tax: C





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## Entrance Porch

Front door leading to the entrance hall with double glazed windows, tiled floor, exposed stone walling, door to;

## Lounge/Dining Room

22'11" max x 12'2" (6.99m max x 3.71m)

Windows to front aspect, feature wood burning stove with brick surround and granite effect hearth, two radiators, engineer oak flooring, stairs leading to the first floor, door to;

## Kitchen/Breakfast Room

19'11" x 5'11" (6.07m" x 1.80m")

Dual aspect windows, range of kitchen units with work-surfaces, free-standing CDA gas range style cooker, tiled splash-backs, inset ceiling spot-lights, pantry cupboard, tiled flooring, space for washing machine, space for fridge/freezer, inset ceramic sink unit with mixer tap, radiator, feature shelving, breakfast bar area.

## Landing

From the lounge/dining room stairs lead to first floor landing with doors to;

## Bedroom One

12'4" x 10'3" (3.76m" x 3.12m")

Window to front aspect, radiator, original fireplace, exposed stone walling.

## Bedroom Two

12'2" max x 8'9" (3.71m max x 2.67m )

Window to front aspect, radiator, airing cupboard housing combi boiler, loft access with ladder and light.

## Bedroom Three

12'1" x 6'6" (3.68m" x 1.98m")

Window to side aspect, radiator, fitted desk.

## Bathroom

Window to rear aspect, velux window, bath with shower over, wash hand basin, wc with built-in storage surrounding, part tiled walls, shaver point, ornate radiator.

## Outside

The garden is fully enclosed being mainly laid to lawn, landscaped with two levels of grass and decking area.

## Garage

Found to the front of the property with double doors to the front, power and light, personal door to rear leading onto the garden of the property. A great addition to the property.

Offered for sale with no onward chain and found in the popular village of Charfield, this delightful semi detached cottage has the added attraction of off street parking with detached garage found the to front of the property. The cottage offers, an entrance porch with door leading into the sitting room with wood-burning stove and stairs to the first floor. A further door leads into the kitchen/breakfast room with seating area. The first floor has a split level landing with three bedrooms and bathroom. Outside the cottage is accessed via a five bar gate with driveway leading to a good size enclosed garden with personal door giving access to the detached garage.

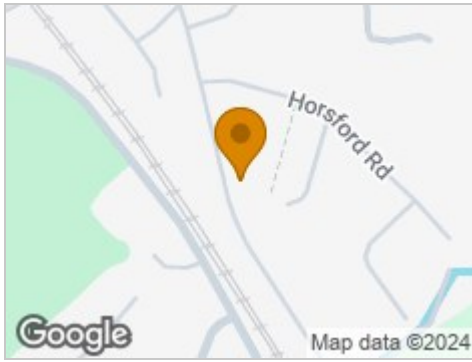
The village of Charfield is within easy reach of countryside walks and the M5 Junction offering access to the cities of Bristol, Cheltenham and Gloucester. Mainline railway stations can be found at Bristol Parkway and Stroud, all a convenient drive. Discussions to re-open the Charfield Station are in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

Charfield has an excellent primary school, local shop's and post office, garage and public house, 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 Village Location
- Pretty Semi Detached Cottage
- Lounge/Dining Room
- Fitted Kitchen with Seating Area
- Three Good Size Bedrooms
- First Floor Bathroom
- Driveway Parking and Detached Garage
- Enclosed Rear Garden
- Viewing Essential
- \*No Onward Chain\*



## Road Map



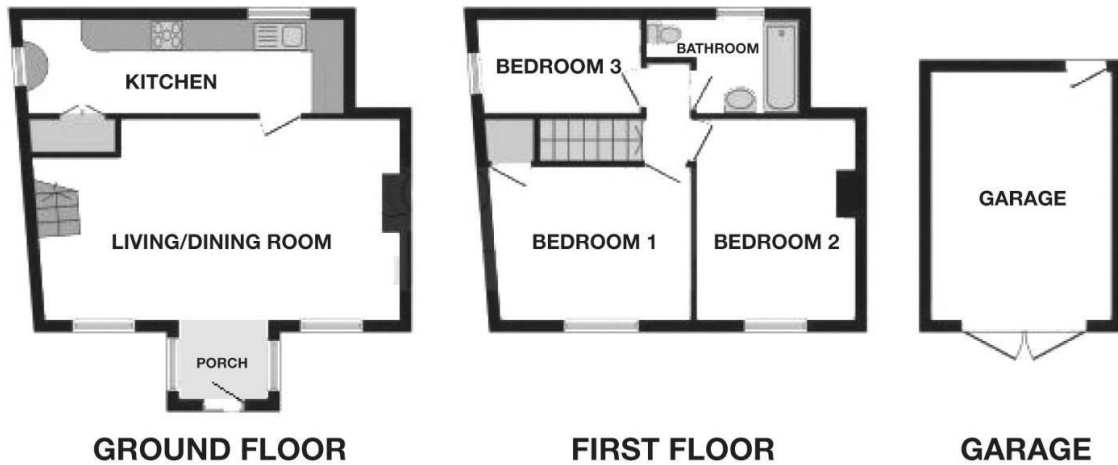
## Hybrid Map



## Terrain Map



## Floor Plan

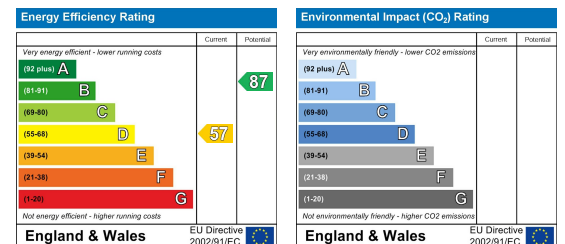


This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error of mis-statement. All parties must rely on their own inspections

## 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.