

# HUNTERS<sup>®</sup>

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## 16 The Oval

Frampton On Severn, GL2 7HQ

Guide Price £375,000



Council Tax: B



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Situated in the sought after Village of Frampton On Severn, this three bedroomed semi detached home offers well planned accommodation arranged over two levels. On the ground floor the property has entrance hall, lounge/dining room and fitted kitchen. On the first floor there are three bedrooms and family bathroom. Outside the property benefits from ample off road parking, double garage and lawned garden with decking area to the rear.

- **End Terraced Property**
  - **Modern Kitchen**
  - **Family Bathroom**
- **Garden Backing Onto Playing Fields**
- **Village Location**
- **Lounge & Dining Room**
  - **Three Bedrooms**
- **Large Driveway & Double Garage**
- **Corner Plot Position**
- **EPC Rating: D**

## Entrance Hallway

UPVC front door leading to the entrance hallway, laminate flooring and staircase leading to the first floor landing.

## Lounge

With dual aspect windows, Oak flooring, electric fire, ceiling light and radiator.

## Dining Room

With laminate flooring, radiator, UPVC framed window and ceiling light.

## Kitchen

Fitted with wall and base units having laminate worktops over. Induction hob, plumbing for washer/dryer, space for fridge/freezer, sink and drainer. Ceiling light, extractor fan, tiled flooring, dishwasher, radiator and UPVC door leading to the garden.

## First Floor Landing

From the entrance hallway runs a staircase leading to

the first floor landing with access to loft space, radiator, ceiling light and UPVC window having views to the rear.

## Bedroom One

A double room with laminate flooring, built-in storage, UPVC window and ceiling light.

## Bedroom Two

With UPVC window to front, laminate flooring, radiator and built-in storage.

## Bedroom Three

With radiator, carpet, ceiling light and UPVC window with views to the rear.

## Outside

To the rear the garden is mainly laid to lawn having decked area, greenhouse, water feature, outside water tap and outbuilding.

To the front there is lawned area and driveway parking for multiple cars.

## Double Garage

With power and light.

Tel: 01453 542 395



## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

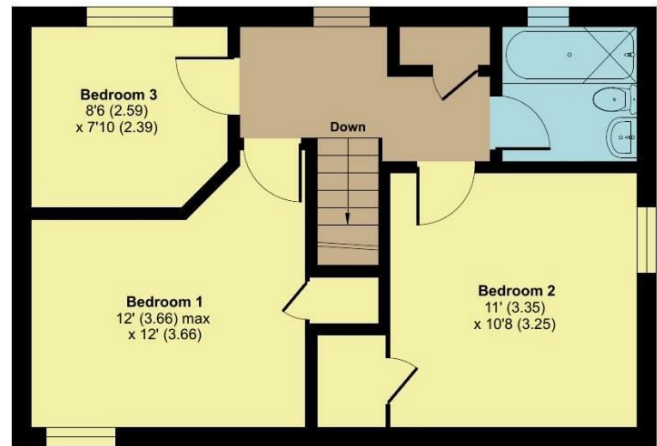
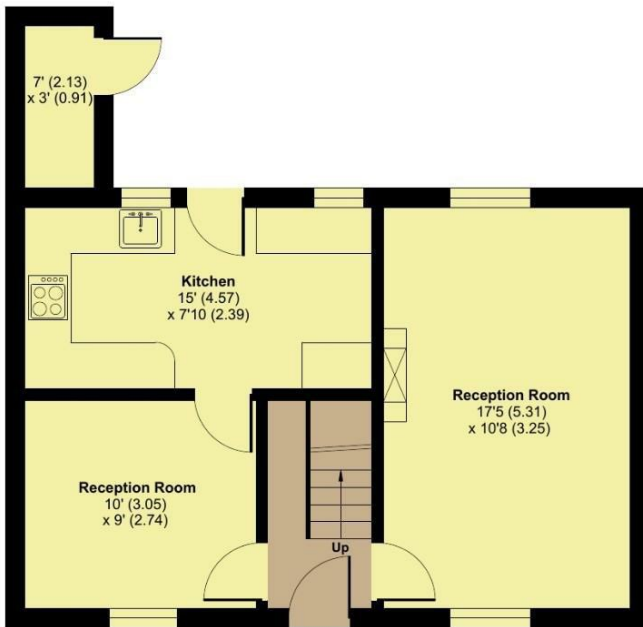
### The Oval, Frampton On Severn, Gloucester, GL2

Approximate Area = 908 sq ft / 84.3 sq m

Outbuilding = 21 sq ft / 1.9 sq m

Total = 929 sq ft / 86.2 sq m

For identification only - Not to scale

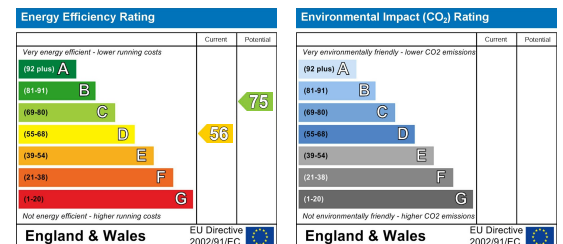


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichecom 2024. Produced for Hunters Property Group. REF: 1160587

## 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.

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