

HUNTERS[®]

HERE TO GET *you* THERE



146 Woodlands Road

Charfield, South Gloucestershire, GL12 8LU

£345,000



Council Tax: C



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Ground Floor Accommodation

Entrance Hallway

Via part glazed front door, radiator, stairs to first floor.

Lounge

Window to front aspect, radiator, glazed door leading to kitchen/dining room.

Kitchen/Dining Room

Glazed door to garden, window overlooking the garden, fitted with a range of contemporary wall and base units with work surfaces and upstands, stainless steel sink unit with mixer tap, inset oven and gas hob with extractor over, integrated dishwasher, washing machine and fridge/freezer, ceiling spotlights, cupboard housing newly installed gas boiler.

First Floor Accommodation

Landing Area

Access to loft space, airing cupboard, doors to;

Bedroom

Window to rear aspect, radiator.

Bedroom

Window to front aspect, radiator.

Bedroom

Window to rear aspect, radiator.

Bathroom

Window to rear aspect, pedestal wash hand basin, WC, bath over over-bath shower and screen, chrome heated towel rail.

Outside

Front Garden

Generous lawned area, driveway parking for several cars leading to the garage, path to front door.

Rear Garden

Paved patio area, lawned area, stepping stones leading down the garden, enclosed by fencing, barked area, personal door to garage.

Garage

Metal up and over door, power and light, personal door to garden.

Found in the sought after village of Charfield, this semi detached property has been completely refurbished by the current vendors and now offers a beautiful, contemporary, family home. On stepping into the property you are met by a hallway with stairs giving access to the first floor. The lounge is found to the front of the property with a door leading to the family kitchen/breakfast room with a newly fitted kitchen with oven, slim-line dishwasher, washing machine and fridge/freezer. The first floor has a landing area with airing cupboard and doors that lead to three bedrooms and newly fitted bathroom with bath and over-bath shower with screen. Outside the property has a good size front garden with driveway parking leading to the garage with personal door to rear garden. The rear garden is enclosed by fencing with a paved patio area and lawned area.

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 an 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.

- Beautifully Refurbished Family Home
- Lounge and Fitted Kitchen/Dining Room
- Contemporary Bathroom
- Enclosed Rear Garden with Patio Area
- No Onward Chain
- Popular Village Location
- Three Bedrooms
- Front Garden with Driveway Parking
- Garage with Personal Door to Rear
- Viewing Essential



Road Map



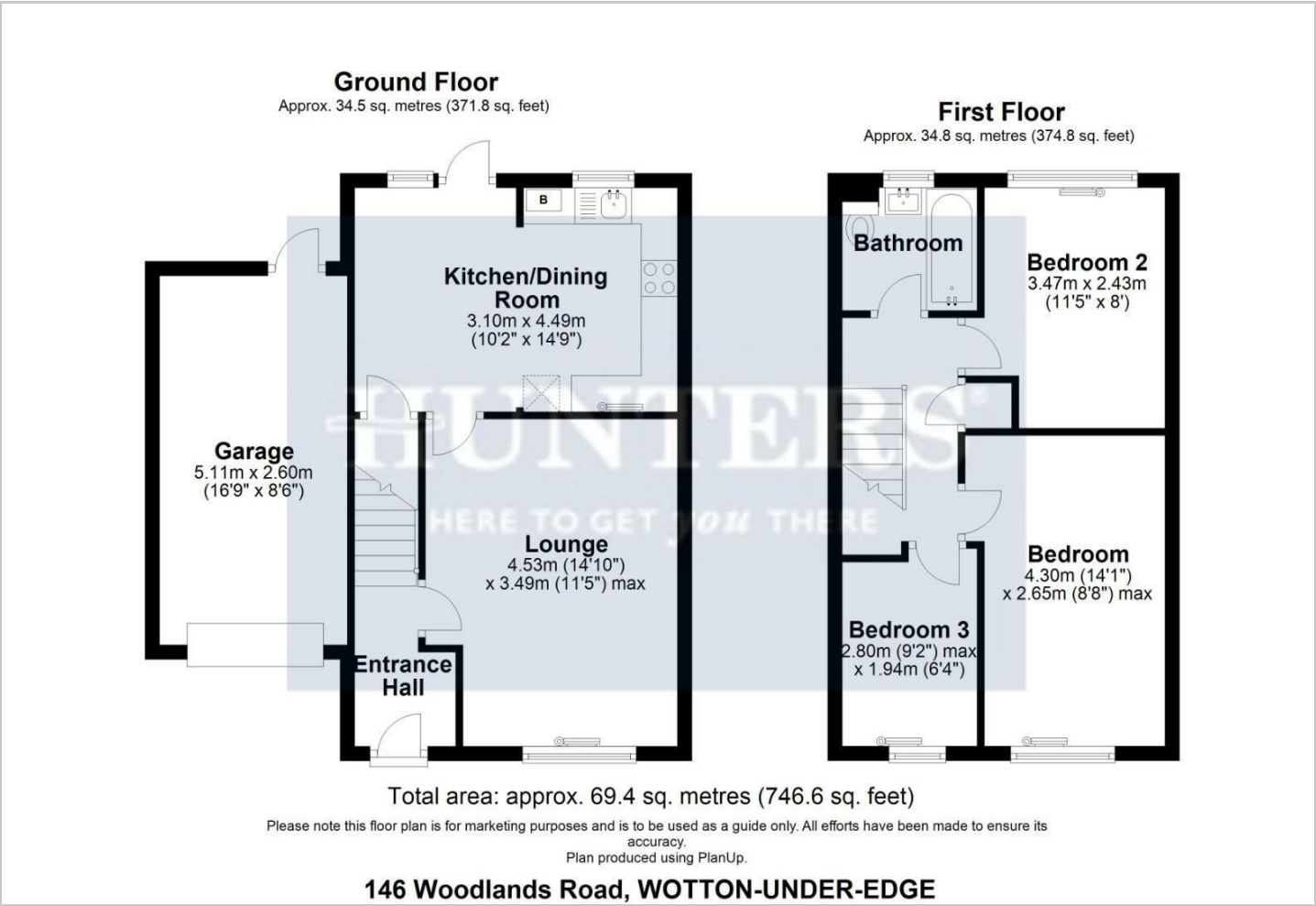
Hybrid Map



Terrain Map



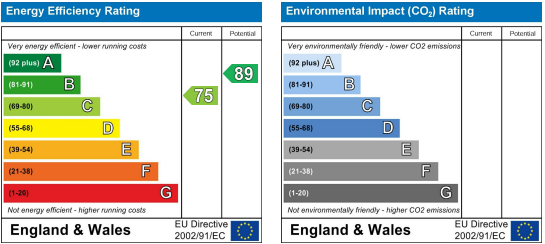
Floor Plan



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.