



## 19 Oatfield Road

Frampton On Severn, GL2 7HW

**£270,000**



We are pleased to offer for sale this highly sought-after three-bedroom terraced home, situated in the desirable village of Frampton on Severn, on the outskirts of Gloucester.

Ideal for first-time buyers, this property offers fantastic potential to be transformed into a wonderful family home. While general updating is required, the spacious layout and prime location make this an excellent opportunity.

Early viewing is recommended to appreciate the potential this home has to offer. Contact us today to arrange a viewing.





**Entrance Hallway 11;9 x 5'9 (3.35m;2.74m x 1.75m)**

Approached via double glazed front door, laminate flooring, stairs leading to first floor with under-stairs storage space, door leading to:

**Lounge 10'10 x 10'6 (3.30m x 3.20m)**

Upvc double glazed windows to front, television point, power points, opening too:

**Dining Room 10'3 x 9'1 (3.12m x 2.77m)**

Upvc double glazed sliding doors to rear, radiator, laminate flooring, door through too:

**Kitchen 13'9 x 10'3 (4.19m x 3.12m)**

Upvc double glazed windows & door to rear, eye & base level units with roll edge work tops, sink/drain, cooker point, space for appliances, boiler, power points, tiled flooring, partly tiled walls, door to utility.

**Utility 11'7 x 5'9 (3.53m x 1.75m)**

Accessed via Upvc double glazed front door, base level units with roll edge work tops, space for fridge/freezer, fuse box.

**First Floor Landing 9'5 x 4'2 (2.87m x 1.27m)**

Radiator, storage cupboard, access to loft via hatch, doors leading to all rooms.

**Bedroom 1 12'4 x 10'10 (3.76m x 3.30m)**

Upvc double glazed windows to front, radiator, power points, built in storage/wardrobe.

**Bedroom 2 11'7 x 10'6 (3.53m x 3.20m)**

Upvc double glazed windows to rear, radiator, power points, built in wardrobe.

**Bedroom 3 12'2 x 8'10 (3.71m x 2.69m)**

Upvc double glazed windows to front, radiator, power points, built in wardrobe.

**Bathroom 8'4 x 7'10 (2.54m x 2.39m)**

Two Upvc frosted double glazed windows to rear, walk in shower, panelled bath, low level wc & pedestal wash hand basin, tiled walls & floor, heated towel rail.

**Rear Garden**

An enclosed area which is partly paved with an area laid to decking, gated rear access.

**Tenure**

Freehold.

**Services**

Mains water, electricity, oil & drainage.

**Local Authority**

Stroud District Council- Band B

**Awaiting Vendor Approval**

Details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	53	77
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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