



## 12 Oatfield Road

Frampton On Severn, GL2 7HP

**£375,000**



We are delighted to bring to the market this versatile and spacious family home, situated in the highly desirable village of Frampton on Severn.

The main property features three generously sized bedrooms, a large lounge, a well-proportioned kitchen/diner, and a family bathroom. Additionally, the home benefits from a self-contained one-bedroom annex, offering excellent flexibility for extended family, guests, or potential rental income.

Externally, the property boasts a private rear garden and a driveway providing off-road parking at the front.





#### Entrance Hallway 5'8 x 3'6 (1.73m x 1.07m)

Approached via Upvc double glazed front door, stairs leading to first floor, door to:

#### Lounge 20'5 x 11'7 (6.22m x 3.53m)

Upvc double glazed windows to front & Upvc double glazed sliding doors to rear, television point, two radiators, power points, door to:

#### Kitchen/Diner 20'3 x 10'1 (6.17m x 3.07m)

Upvc double glazed windows to front & Upvc double glazed sliding doors to rear, eye & base level units with roll edge work tops, sink/drain, cooker point, space for appliances, boiler, partly tiled walls, under stairs storage cupboard. Door leading to annex.

#### First Floor Landing

Radiator, loft hatch, doors to all rooms.

#### Bedroom 1 11'10 x 10'8 (3.61m x 3.25m)

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

#### Bedroom 2 11'6 x 9'4 (3.51m x 2.84m)

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

#### Bedroom 3 9'3 x 6'4 (2.82m x 1.93m)

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

#### Bathroom 8'2 x 5'4 (2.49m x 1.63m)

Upvc frosted double glazed windows to both side & rear, panelled bath, separate shower cubicle, low level wc & pedestal wash hand basin, partly tiled walls, radiator, heated towel rail.

#### Annex

#### Entrance Hallway

Approached via Upvc double glazed front door, storage cupboard, Upvc double glazed window to side, doors to all rooms.

#### Shower Room 8'5 x 4'0 (2.57m x 1.22m)

Upvc frosted double glazed window to front, shower cubicle, low level wc & pedestal wash hand basin, heated towel rail, tiled walls.

#### Kitchenette 27'11 x 3'1 (8.51m x 0.94m)

Eye & base level units with roll edge work tops, sink/drain, electric oven with induction hob & hood, partly tiled walls, space for appliances.

#### Lounge 10'9 x 10'2 (3.28m x 3.10m)

Upvc sliding doors to side, television point, air con unit, power points.

#### Bedroom 10'2 x 7'7 (3.10m x 2.31m)

Upvc double glazed sliding doors to side, radiator, power points.

#### Rear Garden

An enclosed area which is partly paved, mainly laid to lawn, shed.

#### Tenure

Freehold.

#### Services

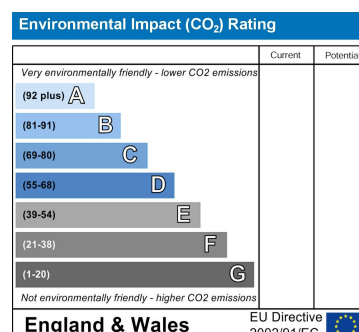
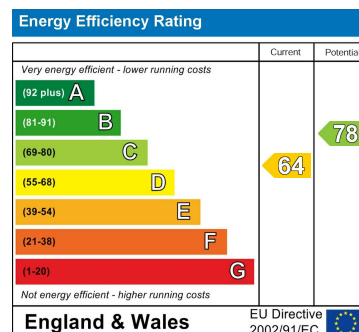
Mains water, electricity & oil.

#### Local Authority

Stroud District Council- Band B

#### Awaiting Vendor Approval

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



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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