



R B WALTERS
ESTATE AGENTS



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*Phillimore Gardens, Frampton On Severn,
Gloucester, Gloucestershire, GL2 7HN.*

£290,000

This beautifully presented 3-bedroom terraced house offers a fantastic blend of space and comfort, with generously sized bedrooms throughout and the added benefit of additional office space downstairs.

Perfectly situated just a short walk from Lakefield C of E Primary School, it's an ideal home for families. The bright and airy kitchen/breakfast room is a welcoming space, while the living room and separate dining room provide excellent areas for relaxation and entertaining. The family bathroom and WC are separate for added convenience.

Outside, the private garden boasts a lovely lawn and patio area, perfect for enjoying the outdoors in privacy. A wonderful home that ticks all the boxes for modern family living.

Frampton On Severn is a charming village located in Gloucestershire, England, situated along the River Severn. It is known for its picturesque surroundings, including beautiful countryside and the iconic Severn estuary. Key highlights of Frampton On Severn include Frampton Court, St. Mary's Church, The Village Green reputed to be the longest village green in England, The River Severn, Recreation and Walking.

Frampton On Severn maintains a traditional and quiet village atmosphere, making it an appealing location for those looking for a slower pace of life while still being within reach of larger towns and cities like Gloucester and Stroud.

Entrance Hall

Lounge

11' 8" x 10' 8" (3.55m x 3.25m)

Dining Room

10' 3" x 9' 2" (3.12m x 2.79m)

Kitchen/Breakfast Room

13' 7" x 10' 4" (4.14m x 3.15m)

Office

11' 7" x 5' 9" (3.53m x 1.75m)

First Floor Landing

Bedroom

12' 2" x 10' 10" (3.71m x 3.30m)

Bedroom

12' 5" x 9' 0" (3.78m x 2.74m)





Bedroom

11' 7" x 10' 4" (3.53m x 3.15m)

Bathroom

8' 7" x 5' 6" (2.61m x 1.68m)

Separate WC

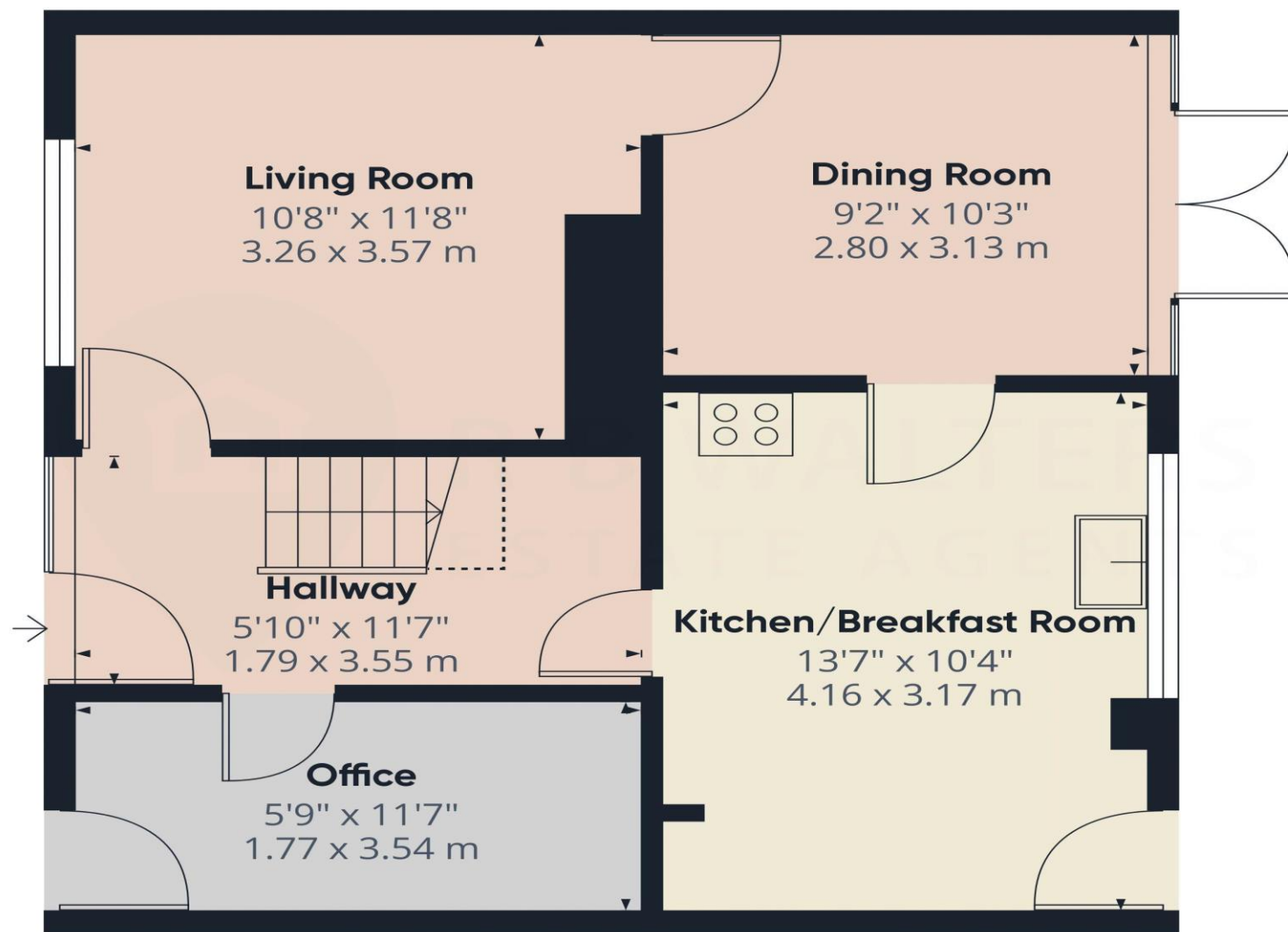
5' 8" x 2' 7" (1.73m x 0.79m)

OUTSIDE

Front Garden

Rear Garden





Ground Floor

Approximate total area⁽¹⁾

501.39 ft²
46.58 m²

Reduced headroom

13.21 ft²
1.23 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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