



R B WALTERS
ESTATE AGENTS



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*Whitminster Lane, Frampton on Severn,
Gloucestershire, GL2 7HR.*

Offers in the Region Of

Being sold with no onward chain this property is perfect for anyone looking for single level living in this picturesque and beautiful village with good size gardens, plenty of parking and a garage.

Located just a short walk from the village green, reputed to be the longest village green in England, this detached bungalow offers spacious accommodation which is well presented throughout and provides the flexibility for up to three bedrooms if required.

Set back from the road behind a well-established privacy hedge and approached through a farm gate the gravelled driveway provides ample parking for numerous vehicles and extends down the right hand side of the property and leads to the good size garage which would be an ideal workshop. The bungalow itself has a generous living room, kitchen/breakfast room and conservatory overlooking the well maintained and colourful gardens and there are three bedrooms a family bathroom and an ensuite to the master bedroom. Another useful room is the utility/store room ideal for use as a laundry or old fashioned larder.

The rear garden is divided into two parts with a patio and bordered lawn ideal for entertaining and relaxing and then a further area of lawn at the far end which has previously been used as a vegetable garden but is also ideal as a children's/grandchildren's play area.

The village itself offers a thriving community with the green and village pub at the heart of it. Socially there is a tennis , snooker, football and bowls club as well as the village cricket team. There is a village shop and beautiful walks can be enjoyed along the canal that runs along the edge of the village and the M5 motorway can be accessed in about 5 minutes.

Services

Mains Water, Mains Drainage, Oil Fired Central Heating, Mains Electric, Fibre Broadband to the Cabinet Available.

Entrance Hall

Living Room

20' 0" x 10' 9" (6.09m x 3.27m)

Kitchen/Breakfast Room

12' 1" x 9' 4" (3.68m x 2.84m)

Conservatory

12' 11" x 7' 11" (3.93m x 2.41m)

Utility/Store

12' 2" x 3' 2" (3.71m x 0.96m)

Bedroom

12' 2" x 12' 0" (3.71m x 3.65m)

Ensuite

7' 9" x 3' 10" (2.36m x 1.17m)

Bedroom

10' 10" x 9' 11" (3.30m x 3.02m)





Bedroom

9' 10" x 9' 4" (2.99m x 2.84m)

Bathroom

7' 10" x 5' 3" (2.39m x 1.60m)

Outside

Driveway Parking

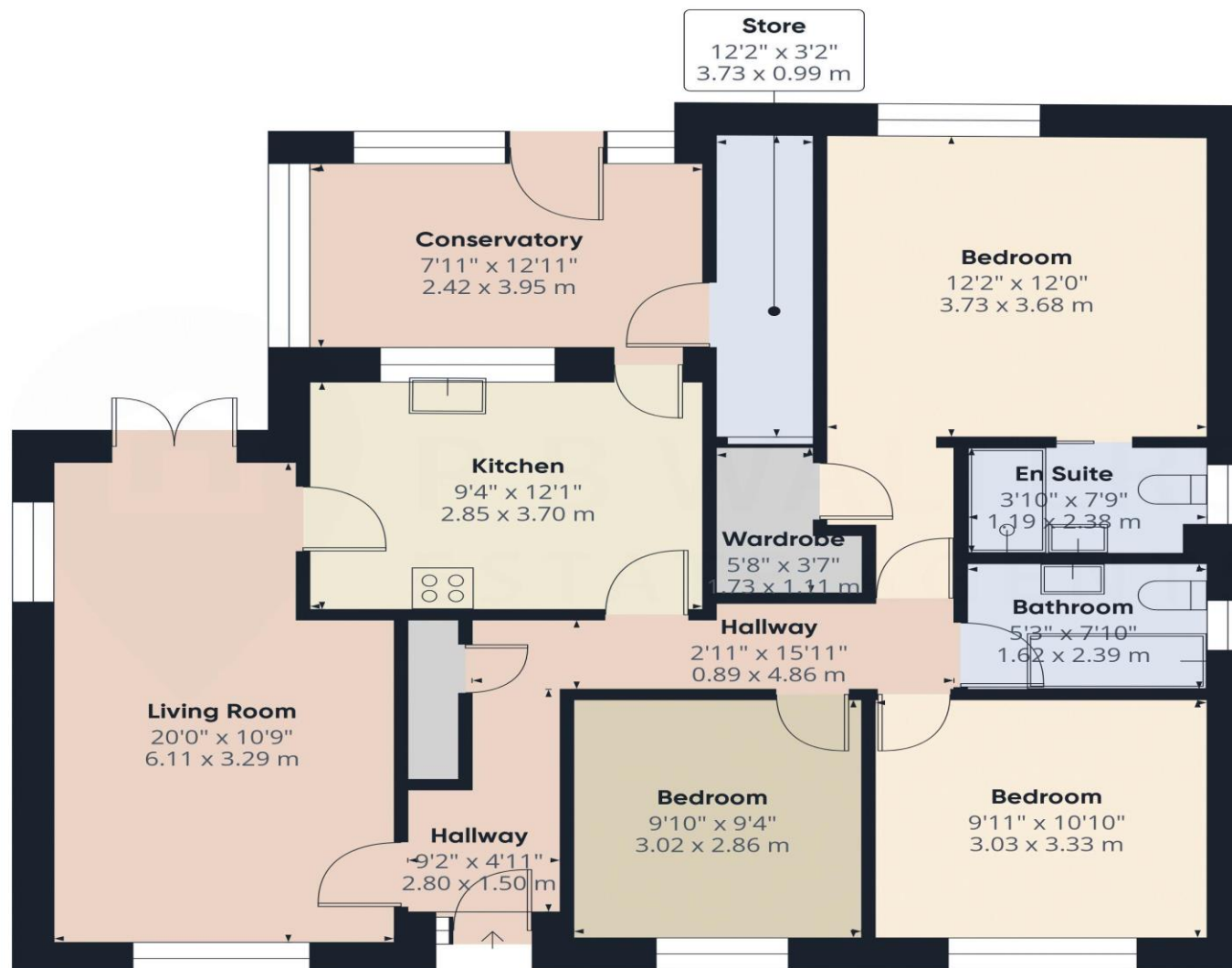
Garage

21' 8" x 11' 7" (6.60m x 3.53m)

Front Garden

Rear Gardens





Approximate total area⁽¹⁾

1017 ft²
94.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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