



ASKING PRICE

£374,950

Midland View

Charfield, GL12 8FH

PROPERTY SUMMARY

A spacious entrance hallway provides access into all rooms on the ground floor. The heart of this home is the bright and airy kitchen / diner which boasts a range of integral appliances along with ample wall / base units. French Doors lead into the rear garden and natural light filters in creating an inviting atmosphere. The dual aspect lounge is a great size but also cosy and there is a downstairs cloakroom which completes the ground floor.

Upstairs sits the principle bedroom which benefits from having an en-suite shower room. There is a further double bedroom, a good single and a modern family bathroom. There is loft access via the landing.

The front garden is enclosed via fencing and has a lawned area with mature borders along with a block paved walkway which wraps around towards the driveway providing off road parking for two / three cars. The rear garden is a generous size and boasts a large patio ideal for hosting gatherings, a lawned area and separate children's play area. The garden is fully enclosed and benefits from being South East facing.

Agents Notes

There is a service charge of £200 payable annually to Trinity Estates.

Solar Panels are fully owned.

3



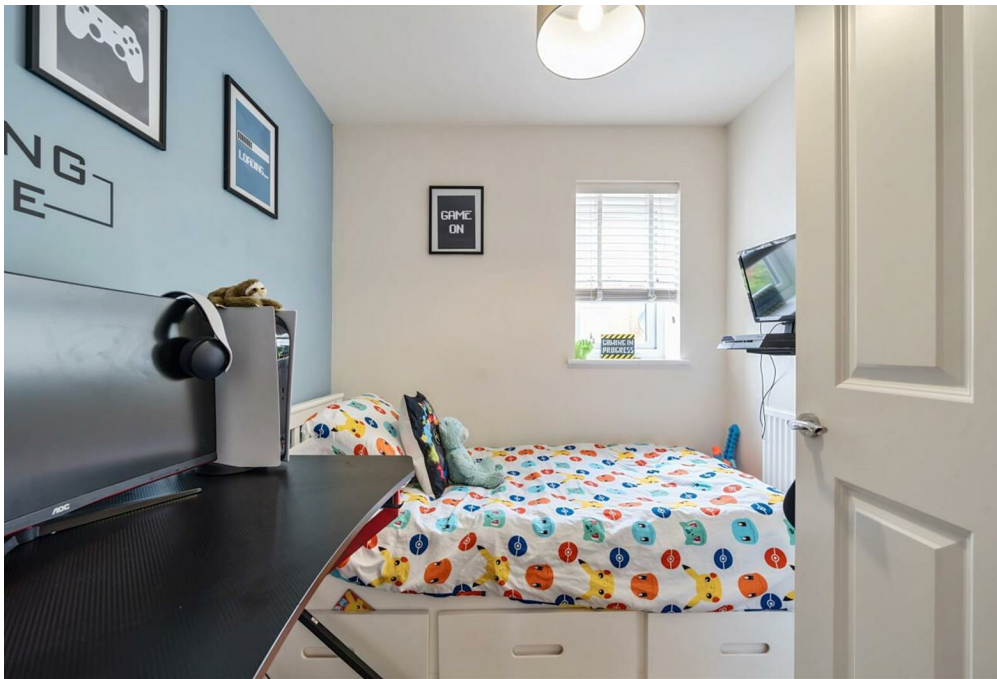
1



2









Midland View, Wotton-under-Edge, GL12

Approximate Area = 910 sq ft / 84.5 sq m
For identification only - Not to scale



LOCAL AUTHORITY
South Gloucestershire

TENURE
Freehold

COUNCIL TAX BAND
D

VIEWINGS
By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		100	100
(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		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n3hecom 2024. Produced for Hobbs Property Agents Limited. REF: 1137027



OFFICE DETAILS

01454 529 024
sales@hobbspropertyagents.co.uk