



£400,000
Poskett Way
Charfield, GL12 8FF

PROPERTY SUMMARY

As you enter the property you are welcomed into a bright entrance hall with a useful storage cupboard. To the left is the kitchen and dining room which features tiled flooring, quartz worktops, integrated appliances and double doors that open out to the rear garden. Off the hallway there is a second storage cupboard along with a downstairs cloakroom also finished with impressive tiled flooring. To the right of the hallway is the lounge which enjoys a beautifully designed media wall and is very well presented.

Upstairs there are three well sized bedrooms. The principal bedroom benefits from built in wardrobes and a stylish en suite shower room. The second bedroom also offers built in wardrobes along with a further storage cupboard. The third bedroom is currently set up as an office and is a comfortable single room. There is also access to a loft space.

Outside there is off road parking to the side. The rear garden has been very well maintained with a patio seating area and artificial grass making it extremely low maintenance. There is also a detached garden studio or office which provides additional versatile space ideal for home working hobbies or relaxation. Finished with lighting and power.

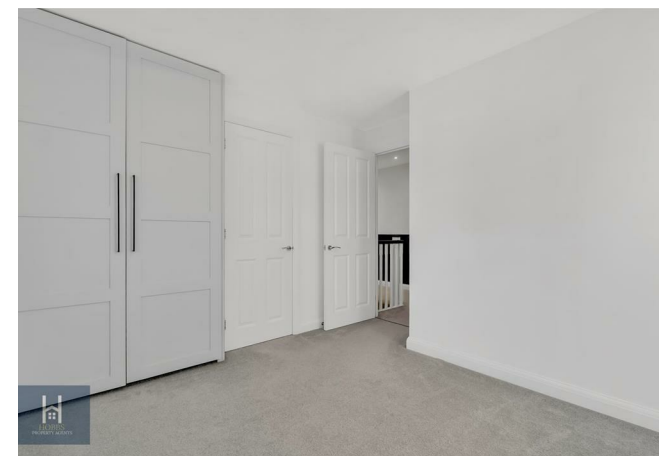
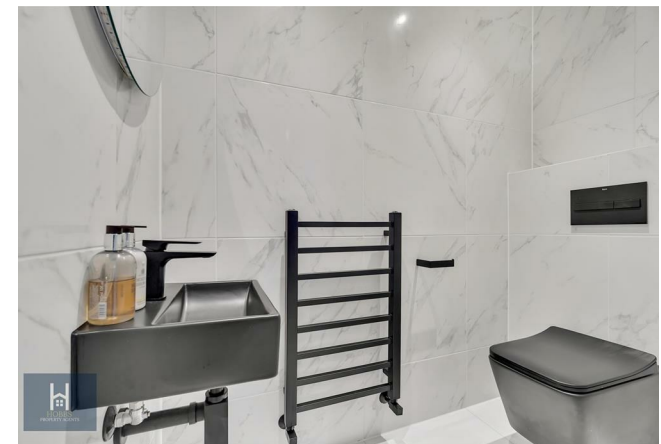
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LOCAL AUTHORITY
South Gloucestershire

TENURE
Freehold

COUNCIL TAX BAND
D

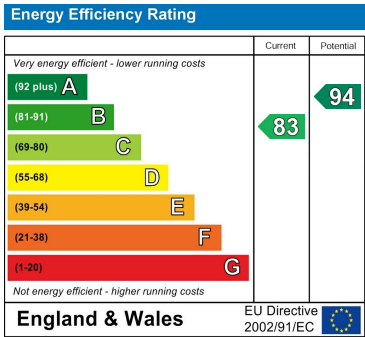
VIEWINGS
By prior appointment only

GROUND FLOOR
426 sq.ft. (39.6 sq.m.) approx.

1ST FLOOR
426 sq.ft. (39.6 sq.m.) approx.



TOTAL FLOOR AREA: 852 sq.ft. (79.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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



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