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19 Oatfield Road, Frampton on Severn,  
GL2 7HW

Price Guide  
£270,000



THREE BEDROOM TERRACED HOME IN VILLAGE LOCATION, IN NEED OF GENERAL UPDATING, OPEN PLAN KITCHEN/BREAKFAST ROOM, SEPARATE DINING AND LIVING ROOMS, UTILITY/SIDE HALLWAY, ENTRANCE HALLWAY, THREE FIRST FLOOR BEDROOMS, BATHROOM WITH SEPARATE SHOWER, ENCLOSED REAR GARDEN WITH RAISED WOODEN DECKED AREA, OIL CENTRAL HEATING, ON-STREET PARKING CLOSE BY. ENERGY RATING: E.

**01453 544500**

31 Parsonage Street, Dursley  
Gloucestershire, GL11 4BW

**bennettjones.co.uk**

sales@bennettjones.co.uk



# 19 Oatfield Road, Frampton on Severn, GL2 7HW

## SITUATION

This property is located in the village of Frampton-on-Severn, which is famous for its extensive and picturesque village green within walking distance. The village has its own primary school, post office/store, public house and village hall. A number of country walks are close by including the tow path of the Gloucester/Sharpness canal. Frampton-on-Severn is well placed for travel throughout the south west being within a five minute drive of Junction 13 of the M5 motorway. The property is moments away from public walks offering routes across local fields and the nearby canal. The property is also well placed for access to the A38, allowing the larger centres of Stroud, Gloucester and Stonehouse within commuting distance and where secondary and independent schooling can be found.

## DIRECTIONS

If travelling in a northerly direction on the A38 towards Junction 13 of the M5, turn left onto The Perry Way (B4071) signposted Frampton-on-Severn and continue for 1.6 miles, just before the village green on the left, take the right hand turning onto Whitminster Lane. Proceed 400 metres taking the turning on the right hand side onto Oatfield Road, proceed a further 100 metres and the property will be located via footpath over the small green on the left hand side. On-street parking is available on Oatfield Road.

## DESCRIPTION

This ex-local authority property is located in a tucked away position via pedestrian access over a small green with on-street parking available close-by. In need of general updating, this property could provide an ideal first time buyer opportunity. The property briefly comprises; entrance hallway, living room, dining room, kitchen/breakfast room, utility room/side hallway. On the first floor there are three double bedrooms and bathroom with separate shower cubicle. The rear garden benefits from being low maintenance and raised wooden decked area, is fully enclosed and has rear access. The property benefits from oil central heating and extensive double glazing.

## THE ACCOMMODATION

(Please note that our room sizes are quoted in metres to the nearest one hundredth of a metre on a wall to wall basis. The imperial equivalent (included in brackets) is only intended as an approximate guide).

## ENTRANCE HALLWAY

Double glazed front door and side panel, radiator, stairs to first floor.

## LIVING ROOM 3.61m x 3.30m (11'10" x 10'9")

Double glazed window to front, radiator, opening into:

## DINING ROOM 3.16m x 2.78m (10'4" x 9'1")

Double glazed sliding door to rear, radiator, opening into:

## KITCHEN/BREAKFAST ROOM 4.22m x 3.12m (13'10" x 10'2")

Fitted kitchen with base and wall units, laminate work surfaces over, floor mounted oil boiler, breakfast bar, one and half bowl composite sink and drainer, electric cooker point with hood over, space and plumbing for washing machine and dishwasher, double glazed window and door to garden.

## UTILITY ROOM 3.58m x 1.79m (11'8" x 5'10")

Base and wall units, roll top laminate work surfaces over, space for tall standing fridge freezer, space for tumble dryer, double glazed door to front.

## ON THE FIRST FLOOR

## LANDING

Radiator, access to loft space, airing cupboard with radiator.

## BEDROOM ONE 3.75m (max) x 3.31m (max) (12'3" (max) x 10'10" (max))

Double glazed window to front, radiator, built in wardrobe.

## BEDROOM TWO 3.53m narrowing to 2.27m x 3.15m (max) (11'6" narrowing to 7'5" x 10'4" (max))

Double glazed window to rear, built in wardrobe, radiator.

## BEDROOM THREE 3.73m x 2.73m (12'2" x 8'11")

Double glazed window to front, radiator, built in wardrobe.

## BATHROOM

Bath with separate shower cubicle with rainfall mixer, low level WC wall mounted wash hand basin, two double glazed windows to rear, heated towel rail.



## EXTERNALLY

The rear garden is low maintenance with flagstone patio, raised wooden decking area, tap and is enclosed by wood panel fencing and benefits from rear access. To the front of the property there is a front lawned garden, path to front and side door and oil tank.

## AGENTS NOTE

Tenure: Freehold.  
Mains water, electric and drainage are believed to be connected. Oil central heating.  
Council Tax Band: B  
Broadband: The vendor understands that there is fibre to the Premises.  
For mobile signal and wireless broadband: Please see [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk) for more information  
Ex-local authority property.

## FINANCIAL SERVICES

We may offer prospective purchasers' financial advice in order to assist the progress of the sale. Bennett Jones Partnership introduces only to Kingsbridge Independent Mortgage Advice and if so, may be paid an introductory commission which averages £128.00.

## VIEWING

By appointment with the owner's sole agents as over.

