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Brooklyn, The Street, Frampton-on-Severn,
GL2 7ED

Price Guide
£750,000



DETACHED VICTORIAN HOME WITH AMPLE PARKING AND GARAGE, SOUGHT AFTER LOCATION WITH VIEWS OVER OPEN FIELDS AND TOWARDS THE RIVER SEVERN, SPACIOUS ACCOMMODATION WITH FOUR DOUBLE BEDROOMS, SINGLE STOREY EXTENSION TO REAR WITH KITCHEN OPENING INTO LIVING/DINING ROOM, MODERNISED THROUGHOUT WITH CHARACTER FEATURES RETAINED, UPDATED DOUBLE GLAZED SASH STYLE WINDOWS, ENTRANCE HALLWAY, LIVING ROOM, SITTING ROOM, LOUNGE/DINER WITH SEPARATE KITCHEN, CLOAKROOM, UTILITY ROOM, FOUR FIRST FLOOR BEDROOMS, BATHROOM, ENCLOSED GARDEN WITH LARGE PATIO AND LAID TO LAWN GARDEN WITH TWO STORAGE SHEDS. ENERGY RATING: E.

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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 the the Bell Inn, take the left hand turning onto The Green which turns into The Street. Proceed just under 1,000 metres and the property will be located on the left hand side, opposite the open green space.

DESCRIPTION

This property has been in the same ownership for over 15 years and remains in a modern and well presented condition. This characterful Victorian property was constructed in approximately 1895 and has undergone many updates over recent years including a single storey extension to rear creating a large lounge/diner and kitchen, greatly increasing the overall reception space to the ground floor. Further updates include extensive replacement modern double glazing in a sash style, in keeping with the character of the property. The property briefly comprises; entrance hallway, living room, sitting room, lounge/diner with kitchen, rear hallway with cloakroom and utility room. On the first floor there are four double bedrooms and bathroom. There are superb views to the front of the property over the public green space with further reaching views towards the River Severn. Externally, there is an ample driveway to side providing parking for a number of vehicles with sliding gate leading to brick paved area providing further parking, garage, workshop, shed and laid to lawn garden.

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

Wooden front door, radiator, stairs to first floor, storage cupboard.

LIVING ROOM 4.39m (max into bay) x 3.64m narrowing to 3.37m (14'4" (max into bay) x 11'11" narrowing to 11'0")
Double glazed bay window to front, open fireplace, radiator.

SITTING ROOM 4.42m (max into bay) x 3.78m (max) (14'6" (max into bay) x 12'4" (max))

Double glazed bay window to front, radiator, fitted wardrobes.

LOUNGE/DINER 8.70m x 3.50m (28'6" x 11'5")

Two radiators, double glazed sliding door to rear with further double glazed French doors to side, inset ceiling spotlights, opening into:

KITCHEN 5.26m x 1.62m (17'3" x 5'3")

Fitted kitchen with base and wall units, roll top laminated work surfaces over, integrated dishwasher, ceramic one and half bowl sink and drainer, large Stoves range cooker with extractor over, double glazed window to side and rear, breakfast bar, integrated under counter fridge and space for tall standing fridge freezer.

REAR HALLWAY

Double glazed door to side, radiator.

CLOAKROOM

Low level WC, vanity wash hand basin, heated towel rail, double glazed window to rear.

UTILITY ROOM 2.64m x 1.73m (8'7" x 5'8")

Base and wall units, roll top laminated work surfaces over, space and plumbing for washing machine and tumble dryer, radiator, double glazed window to side, Grant combination oil boiler providing heating and domestic hot water.

ON THE FIRST FLOOR

LANDING

Access to loft space which is half boarded with loft ladder with light, window seat with double glazed window to front.

BEDROOM ONE 3.66m x 3.40m (max) (12'0" x 11'1" (max))

Double glazed window to front, radiator, two built in wardrobes.

BEDROOM TWO 3.68m (max) x 3.65m (max) (12'0" (max) x 11'11" (max))

Double glazed window to front, radiator.

BEDROOM THREE 3.70m x 3.68m narrowing to 2.73m (12'1" x 12'0" narrowing to 8'11")

Double glazed window to rear, radiator.

BEDROOM FOUR 3.68m x 2.67m (12'0" x 8'9")

Double glazed window to rear, radiator.

BATHROOM

Bath with shower off tap and separate shower cubicle with mixer shower, wall mounted wash hand basin, low level WC, heated towel rail, double glazed window to rear.

EXTERNALLY

To the rear of the property there is a laid to lawn garden enclosed by picket fence. There is a large brick paved patio/driveway leading to GARAGE (6.00m x 2.74m) which has light and power and double gates to front. There is a further workshop and wooden shed, tap and the garden is fully enclosed by wood panel fencing. A sliding gate opens onto the stone gravel driveway to front providing further ample parking. There is a garden to front with shrubs and trees with gate and path leading to front door.

AGENT NOTES

Tenure: Freehold.

Services: All mains electricity, water and drainage are believed to be connected. Oil central heating.

Council Tax Band: E

Broadband: Fibre to the Premises via Gigaclear.

For mobile signal and wireless broadband: Please see www.checker.ofcom.org.uk for more information

The property has been underpinned to the front which was carried out under a previous ownership. The current owner has a report to confirm

there are no issues outstanding currently with this.

The mains drainage runs through the neighbouring property's garden (to the left if stood at front).

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.

