



**Oatfield Road, Frampton On Severn GL2 7HW**

**£299,950**





## Oatfield Road, Frampton On Severn GL2 7HW

• Mid-terrace house • Three double bedrooms • Well-proportioned accommodation throughout • Enclosed garden with rear access to footpath • Overlooking local playing fields and park • Sought after village location close to local school • Chain free • Freehold • Council tax band B (£1,780.96) • EPC rating F29

**£299,950**



Regent House, 1 Bath Road, Stonehouse, GL10 2JD

**01453 827640**

**stonehouse@naylorpowell.com**

**www.naylorpowell.com**

### Entrance Hall

Wooden door to entrance hall and frosted window to front elevation. Access to living room and stairs rising to the first floor. Radiator.

### Living Room

uPVC double-glazed window to front elevation. Access to dining room. Electric heater and radiator.

### Dining Room

uPVC double-glazed window to rear elevation and uPVC door to rear garden. Access to kitchen. Radiator.

### Kitchen

uPVC double-glazed window to rear elevation. Range of wall and base units with freestanding over and electric hob, enamel sink with mixer tap and drainer, space for washing machine and fridge/freezer. Two full length storage cupboards. Access to lobby. Radiator.

### Lobby

Wooden doors to both front and rear elevation. Coal shed.

### Bedroom One

uPVC double-glazed window to front elevation. Storage cupboard. Radiator.

### Bedroom Two

uPVC double-glazed window to front elevation. Storage cupboard. Radiator.

### Bedroom Three

uPVC double-glazed window to rear elevation. Storage cupboard. Radiator.

### WC

uPVC double-glazed window to rear elevation. Low-level WC.

### Wet Room

uPVC double-glazed window to rear elevation. Wash hand basin and shower. Storage cupboard. Radiator.

### Outside

The property has an enclosed rear garden with access to the rear footpath. It is mostly laid to lawn with a patio area. There is a communal parking area for residents and the local playing fields and park are opposite the property.

### Location

This home is located in the village of Frampton-on-Severn. The village benefits from a village shop, incorporating a post office, doctors' surgery, restaurant, pubs and primary school. There are a range of pleasant walks nearby, including the Gloucester and Sharpness canal and the River Severn in Arlingham. The canal provides mooring for boat enthusiasts as well as several family events. Frampton-on-Severn is situated on the eastern side of the River Severn, just under 4 miles from junction 13 of the M5 and the A38, providing easy access to Gloucester, Cheltenham and Bristol. Further facilities can be found in Stonehouse, Stroud, Gloucester and Cheltenham. Mainline railway links to London Paddington can be found at Stroud and Stonehouse, whilst Bristol and Gloucester are accessible via Cam.

### Material Information

Tenure: Freehold.

Council tax band: B.

Local authority and rates: Stroud District Council - £1,780.96 (2025/26).

Electricity supply: mains.

Water supply: mains.

Sewerage: mains.

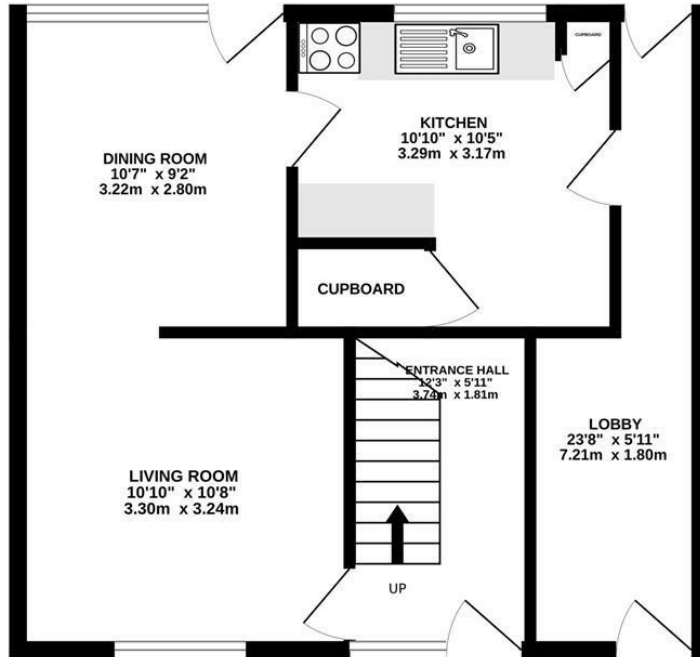
Heating: oil fired radiators.

Broadband speed: 17 Mbps (basic), 49 Mbps (superfast) and 1000 Mbps (ultrafast).

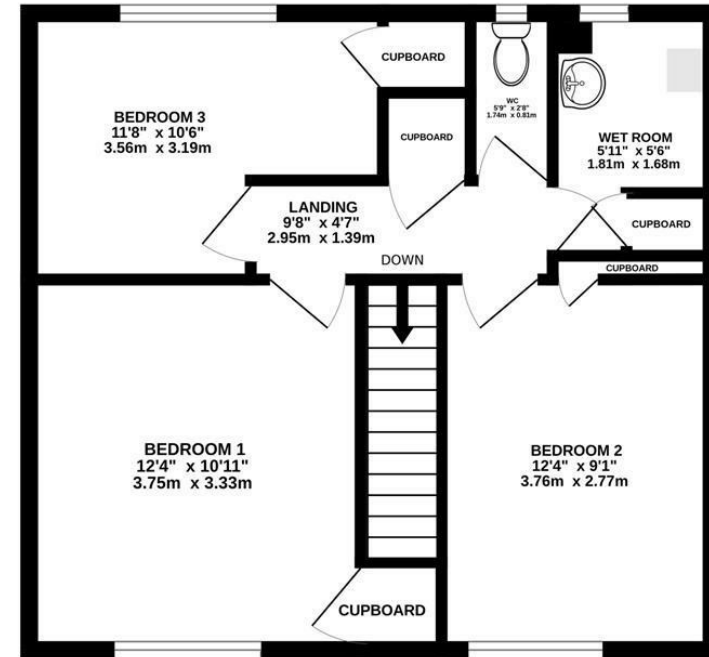
Mobile phone coverage: EE, Three, O2 and Vodafone.



GROUND FLOOR  
477 sq.ft. (44.3 sq.m.) approx.



1ST FLOOR  
475 sq.ft. (44.2 sq.m.) approx.



TOTAL FLOOR AREA : 952 sq.ft. (88.4 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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Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.

