



Meadow View, Frampton Cotterell, BS36

£312,500

 3  1  2  D

Situated in the charming village of Frampton Cotterell, this delightful terraced house with no chain offers a perfect blend of comfort and modern living. With three bedrooms, this property is ideal for families or those seeking extra space. The inviting lounge provides a warm and welcoming atmosphere, perfect for relaxation or entertaining guests. The heart of the home is undoubtedly the spacious kitchen/diner, which is designed for both functionality and style. This area is perfect for family meals or social gatherings, and it seamlessly connects to a utility room, adding to the convenience of daily living. The modern bathroom is tastefully appointed, ensuring a refreshing start to your day. Gas central heating and double glazing throughout the property ensure warmth and energy efficiency, making it a practical choice for year-round comfort. Outside, the rear garden offers a private outdoor space, ideal for enjoying sunny afternoons or hosting barbecues with friends and family. Additionally, the property benefits from a garage, providing ample storage or parking options. Situated in a picturesque village location, this home is convenient to local amenities and offers a sense of community while still being within easy reach of Bristol. This property presents an excellent opportunity for those looking to settle in a peaceful yet accessible area. Don't miss the chance to make this lovely house your new home.



ENTRANCE HALL

Double glazed door to front, stairs to first floor, box style radiator.

LOUNGE 13'8" x 10'11"

Double glazed window to front, feature fire place with gas fire, tv point, radiator.

KITCHEN/DINER 19'4" x 9'7"

Double glazed window to rear, range of wall and base units, worksurfaces, built in electric oven and electric hob, built in dishwasher, cooker hood, stainless steel single drainer sink unit, one and a half bowl sink unit, tiled splashbacks, laminate flooring, understairs cupboard, radiator.

UTILITY ROOM

Wall and base units, work surfaces space for washing machine, double glazed door to rear garden.

LANDING

Access to roof space.

UPSTAIRS CLOAKROOM

Wash hand basin, W/C.

BATHROOM 10'5" x 5'4"

Double glazed window to rear, bath with shower over, vanity wash hand basin, W/C, shaver point, part tiled, inset ceilings lights.

BEDROOM ONE 12'0" x 10'3"

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

BEDROOM TWO 12'6" x 7'7"

Double glazed window to rear, radiator.

BEDROOM THREE 8'6" x 7'6"

Double glazed window to rear, radiator.

FRONT GARDEN

Laid to block pavier.

REAR GARDEN

Laid to lawn.

GARAGE

Single garage with up and over door.

AGENTS NOTE

“Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute’s Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted”

Tenure: Freehold
Council Tax Band: C



- Three Bedroom Property
- Lounge
- Kitchen/Diner
- Modern Bathroom
- Gas Central Heating
- Double Glazing
- Gardens
- Garage
- No Upward Chain
- Village Location

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	1	1
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.