



R B WALTERS
ESTATE AGENTS



*Oatfield Road, Frampton on Severn, Gloucester,
Gloucestershire, GL2 7HW.*

£200,000



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Popular village location, walking distance to the village school, scope for improvement and overlooking open green space.

The accommodation has a living room, dining room, kitchen and additional covered area that runs from the front to the back of the property. Upstairs there are three generous bedrooms, bathroom and separate wc.

This mid terrace home provides an opportunity for someone to purchase a spacious family home in this beautiful village and to make their own mark as they update and refurbish. Similar houses have used the covered area to create a larger kitchen/breakfast room as well as an office/treatment room whilst upstairs it is possible to create a second bathroom or ensuite if desired.

Positioned at the end of a cul-de-sac with no passing traffic the property is perfectly situated just a short walk from Lakefield C of E Primary School and offers a safe environment to raise a family. The village itself has a wide range of sporting and social clubs, village shop, two pubs, a church as well as the longest village green in England.

Services

Oil Fired Central Heating, Mains Electric, Mains Water (not metered), Mains Drainage, Fibre Broadband Available



Entrance Hall

Lounge

10' 8" x 10' 5" (3.25m x 3.17m)

Dining Room

10' 4" x 9' 0" (3.15m x 2.74m)

Kitchen

10' 9" x 10' 5" (3.27m x 3.17m)

Lobby

23' 0" x 5' 11" (7.01m x 1.80m)

First Floor Landing

Bedroom

12' 3" x 10' 11" (3.73m x 3.32m)

Bedroom

12' 3" x 9' 2" (3.73m x 2.79m)





Bedroom

11' 7" x 10' 5" (3.53m x 3.17m)

Bathroom

8' 7" x 5' 6" (2.61m x 1.68m)

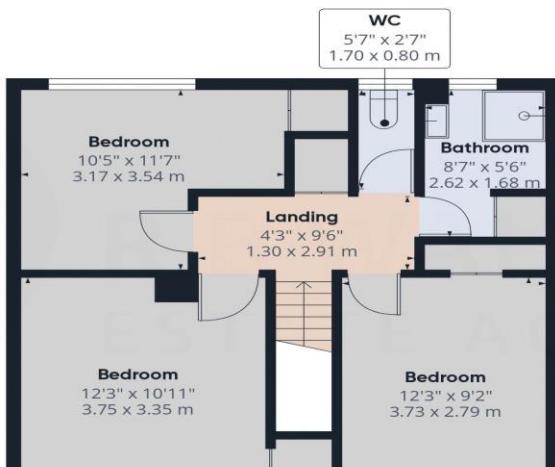
Separate WC

5' 7" x 2' 7" (1.70m x 0.79m)

OUTSIDE

Rear Garden





Approximate total area⁽¹⁾

983 ft²
91.2 m²

Reduced headroom

13 ft²
1.3 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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