



R B WALTERS
ESTATE AGENTS



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*Perry Court, Perry Way, Frampton On Severn,
Gloucestershire, GL2 7HS.*

£425,000

Beautifully presented with a peaceful outlook to the rear this modern home offers spacious accommodation and is located just a short walk to the centre of this picturesque village.

This is a wonderful opportunity to purchase a superb family home in a popular and much sought after village location where you can move straight in with nothing to do. This semi-detached house benefits from a high quality finish and offers extremely light and spacious living space with three double bedrooms.

The ground floor has a generous living room and then a wonderful kitchen/diner with a full range of fitted appliances and French doors which look out over the peaceful countryside to the rear and open onto the garden. There is also a utility room, WC and generous storage cupboard. The first floor has three double bedrooms with the master having an ensuite and there is also a family bathroom and airing cupboard.

Outside the front offers parking for several cars and there is also a EV charger point. The rear garden offers almost total privacy and an idyllic outlook across farm fields where an abundance of wildlife can often be witnessed. There is a generous area of lawn and good size patio ideal for al fresco dining and relaxing with friends and family.

The village of Frampton on Severn boasts reputedly the longest village green in England with two charming pubs at each end. There is a village cricket team, football club, tennis club, skittles team, village hall and community centre as well as a very well respected primary school. There is also a doctors surgery and two churches whilst beautiful walks can be enjoyed around the village and along the canal and through the grounds of Frampton Court. The M5 motorway can be accessed in about 5 minutes.

Services

LPG Central Heating, Electric, Mains Water and Drainage, Broadband Available.

Entrance Hall

WC

4' 9" x 2' 11" (1.45m x 0.89m)

Living Room

16' 3" x 11' 7" (4.95m x 3.53m)

Kitchen/Diner

20' 0" x 16' 1" (6.09m x 4.90m)

Utility Room

8' 10" x 4' 6" (2.69m x 1.37m)

First Floor Landing

Bedroom

14' 7" x 9' 9" (4.44m x 2.97m)

Ensuite

4' 11" x 4' 10" (1.50m x 1.47m)





Bedroom

10' 3" x 8' 10" (3.12m x 2.69m)

Bedroom

10' 7" x 7' 9" (3.22m x 2.36m)

Bathroom

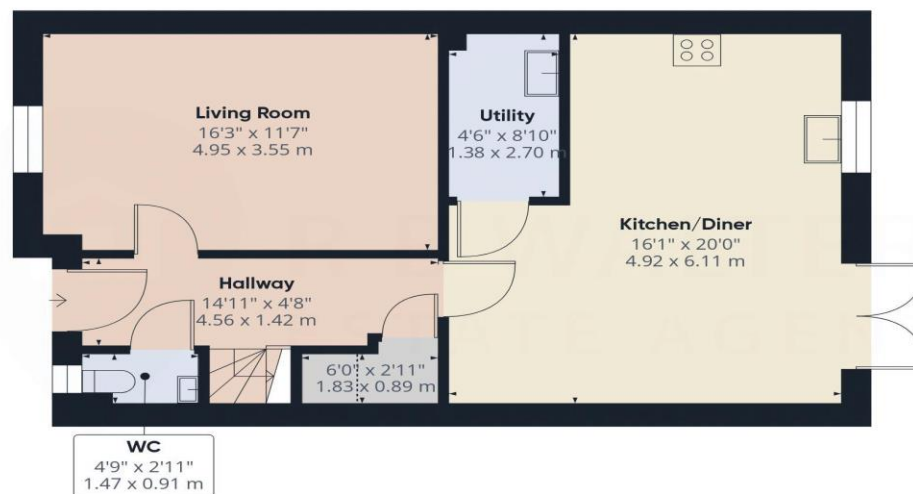
8' 10" x 5' 4" (2.69m x 1.62m)

Outside

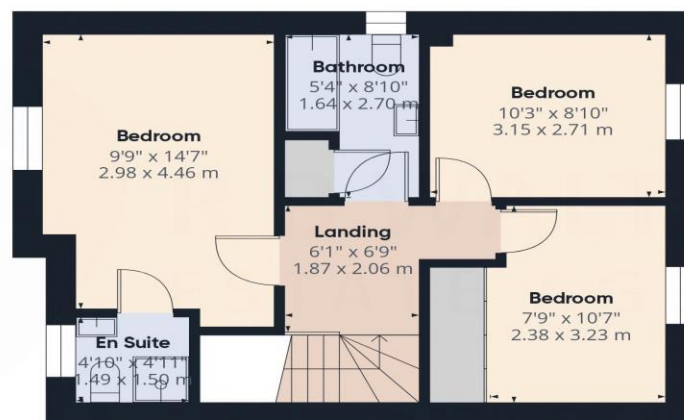
Parking for Several Cars

Rear Garden





Ground Floor



Floor 1



Approximate total area⁽¹⁾

1073 ft²

99.7 m²

Reduced headroom

7 ft²

0.6 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.

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