



## 71 Poskett Way, Charfield, Wotton-Under-Edge

- Semi Detached Family Home in Popular Development
  - Lounge
  - Family Bathroom
- Gas Central Heating, Double Glazed
  - Parking for Two Cars
- Modern Kitchen/Diner
  - Cloakroom
- Two Double Bedrooms
- Enclosed Rear Garden
  - Viewing Advised

**Offers In Excess Of £294,000**

**HUNTERS®**

HERE TO GET *you* THERE

Nestled in the charming village of Charfield, Wotton-Under-Edge, this well-presented semi-detached house on Poskett Way offers a delightful blend of comfort and convenience. Upon entering, you are welcomed by an entrance porch that leads into a lounge, perfect for relaxation and kitchen/diner is a standout feature, providing an ideal space for family meals and gatherings.



The first floor comprises two generously sized bedrooms, ensuring ample space for rest and privacy. A well-appointed bathroom completes this level, catering to all your daily needs. The property benefits from gas central heating and double glazing, ensuring warmth and energy efficiency throughout the year.



Outside, you will find an enclosed rear garden, a lovely spot for outdoor activities or simply enjoying the fresh air. Additionally, the property boasts a double parking space at the front, providing convenience for residents and visitors alike.



This semi-detached house is not only a wonderful home but also a fantastic opportunity for those looking to settle in a peaceful community. Viewing is highly advised to fully appreciate all that this property has to offer.



### Porch

Double glazed door, radiator, opening to

### Lounge

12' x 12'11" - 9'11"

Double glazed window to the front, Tv point, radiator, stairs to 1st floor.

### Kitchen/Diner

12'9" x 7'6"

Double glazed French doors with matching double glazed side units, range of modern wall, drawer and base units with work surface over, under lighting, sink unit with mixer tap over, built in electric oven, gas hob with extractor hood over, integrated slimline dishwasher, plumbing for washing machine and space for fridge/freezer, extractor fan, wall mounted gas boiler, under stair storage cupboard, door into

### Cloakroom

Double glazed window to the side, white suite comprising, WC, pedestal wash hand basin with tiled splash back, radiator, wood effect flooring.

### First Floor Landing

Access to loft space, radiator, doors into

### Bedroom One

12'10" x 9'4"

Double glazed window to the rear, radiator.

### Bedroom Two

12'10" x 7'6"

Double glazed window to the front, radiator.

### Bathroom

6'5" x 6'

Double glazed window to the side, white suite comprising panelled bath with shower over, pedestal wash hand basin, WC, radiator, part tiled walls.

### Outside

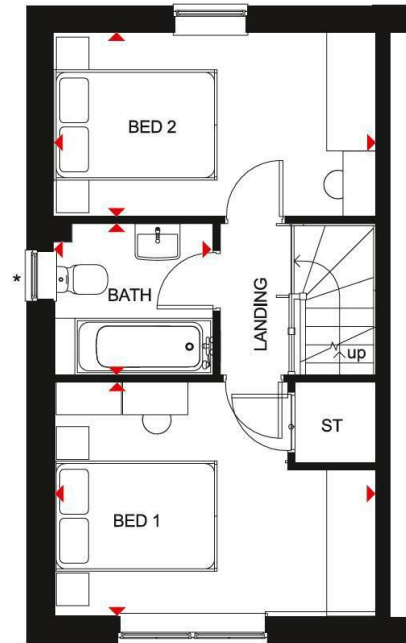
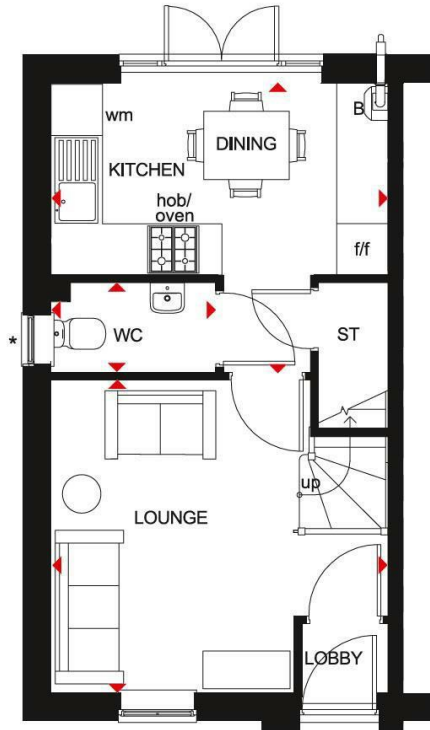
The enclosed rear garden is laid to lawn with pathway leading to patio area, outside tap, garden shed, gated access leading to the front.

### Parking

There are two parking spaces to the front of the property.

### 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"



## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>97</b>
(81-91) <b>B</b>	<b>83</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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

### Viewing

Please contact our Hunters Yate Office on 01454 313575 if you wish to arrange a viewing appointment for this property or require further information.



80-82 Station Road, Yate, Bristol, BS37 4PH

Tel: 01454 313575 Email:

yate@hunters.com <https://www.hunters.com>