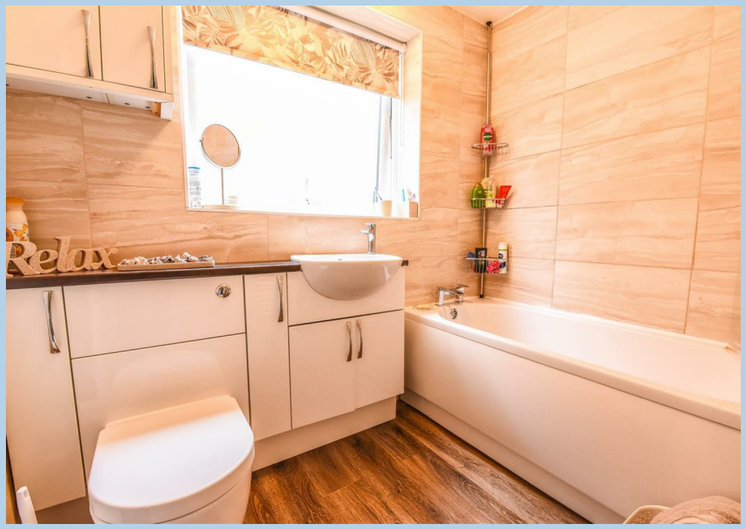
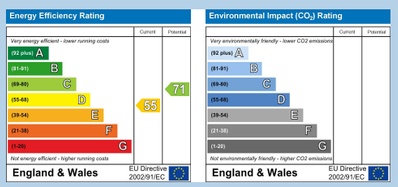
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8 Thames Close, Charfield, Wotton-Under-Edge, GL12 8UA

Price Guide

£350,000



SPACIOUS SEMI-DETACHED FOUR BEDROOM HOUSE IN CUL DE SAC LOCATION, OFFERING EXCELLENT SPACE THROUGHOUT IN THE HEART OF CHARFIELD. COMPRISING; ENTRANCE HALLWAY, KITCHEN WITH SIDE ACCESS, LARGE LOUNGE-DINER TO THE REAR WITH PATIO DOORS TO GARDEN, AND CLOAKROOM. ON THE FIRST FLOOR ARE FOUR DOUBLE BEDROOMS AND FAMILY BATHROOM, ENCLOSED REAR GARDEN, INTEGRAL GARAGE, DRIVE WAY WITH OFF STREET PARKING. EPC: D

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The Property Ombudsman
propertymark

8 Thames Close, Charfield, Wotton-Under-Edge, GL12 8UA

SITUATION
The property occupies a pleasant position in Thames Close within a popular and well established residential area in the village of Charfield. Local facilities include; shops, public houses, primary school and playing fields. The nearby town of Wotton-under-Edge has a larger range of facilities including Katharine Lady Berkeley's comprehensive school. Charfield is well placed for junction 14 of the M5 motorway which is within a five minute drive.

DIRECTIONS
If entering Charfield from Wotton-under-Edge travelling in a westerly direction on the B4058, continue to the roundabout and proceed straight across towards Charfield village and continue for approximately three quarters of a mile passing the petrol station on the right hand side and continue over the railway bridge taking the second turning on the left into Manor Lane, continue, passing the shops on the left hand side, and Thames Close is the third cul-de-sac on the left hand side and No. 8 is situated at the head of the cul de sac.

DESCRIPTION
Situated at the head of the cul-de-sac this semi-detached property offers excellent space, having entrance hallway, cloakroom, kitchen with access tio the kitchen and following on to the large lounge-diner to the rear being a great social space with direct access to the rear garden and integral door into garage. On the first floor are four double bedrooms several with built in storage and modern bathroom with shower over bath. To the front of the property there is off street parking for two vehicles and a single garage with light and power, at the rear of the property there is a good sized lawn area with raised patio for entertaining and rear access.

THE ACCOMMODATION
(Please note that our room sizes are quoted in metres to the nearest one hundredth of a metre on a wall to wall basis. The imperial equivalent (included in brackets) is only intended as an approximate guide).

ON THE GROUND FLOOR

ENTRANCE HALL
Upvc front door, stairs to first floor, radiator.

LOUNGE/DINER 3.63m max x 2.94m x 6.68m (11'10" max x 9'7" x 21'10")
Double glazed window to rear, patio doors to rear garden, radiator, ornamental fireplace (decorative only).

KITCHEN 3.78m x 2.15m (12'4" x 7'0")
Dual aspect with double glazed windows to front and side, range of wall and base units with one and a half bowl single drainer sink unit, space for freestanding cooker, plumbing for washing machine, upvc door to side of property providing access to rear garden.

CLOAKROOM
Double glazed window to front, WC, wash hand basin and radiator.

INTEGRAL GARAGE 5.20m x 2.48m (17'0" x 8'1")
Space for utility appliance, electric roller door, light and power.

BEDROOM ONE 4.50m x 2.49m (14'9" x 8'2")
Double glazed window to front, built-in wardrobes with sliding doors, radiator.

BEDROOM TWO 3.54m x 3.34m (11'7" x 10'11")
Double glazed window to rear, radiator.

BEDROOM THREE 3.31m max x 3.07 max (10'10" max x 10'0" max)
Double glazed window to rear, radiator.

BEDROOM FOUR 3.07m x 2.10m (10'0" x 6'10")
Double glazed window to front, radiator, built-in double wardrobe with sliding doors.





BATHROOM
Modern suite comprising bath with mains shower with rain shower head, built-in vanity wash hand basin, WC with storage and worktop over, ladder radiator, fully tiled, double glazed window to side.

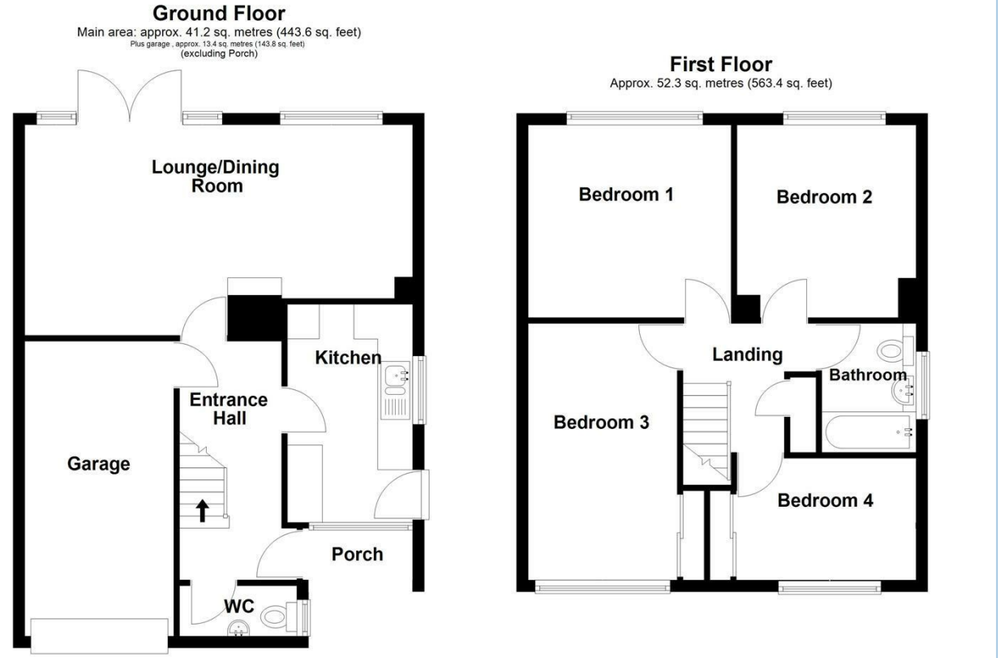
EXTERNALLY
To the rear is a patio area leading to lawned area and rear gate, hard standing for shed, shrubs and mature bushes, borders, wall and fence side access to front of property.

AGENT NOTES
Tenure: Freehold
Services: All mains services are connected.
Council Tax Band: C
Broadband: Fibre to the Cabinet

For mobile signal and wireless broadband: Please see www.checker.ofcom.org.uk for more information

FINANCIAL SERVICES
We may offer prospective purchasers' financial advice in order to assist the progress of the sale. Bennett Jones Partnership introduces only to Kingsbridge Independent Mortgage Advice and if so, may be paid an introductory commission which averages £128.00.

VIEWING
By appointment with the owner's sole agents as over.



Main area: Approx. 93.6 sq. metres (1007.0 sq. feet)
Plus garage , approx. 13.4 sq. metres (143.8 sq. feet)
8 Thames Close, Charfield, Wotton-Under-Edge, GL12 8UA



