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5 May Grove, Charfield, Wotton-under-Edge, GL12 8SX

Asking Price
£245,000



ATTRACTIVE AND MUCH IMPROVED TWO BEDROOMED TERRACED BUNGALOW CLOSE TO POPULAR VILLAGE CENTRE, ENTRANCE HALL, LIVING ROOM, RE-FITTED KITCHEN/DINING ROOM, BATHROOM, GARAGE, GARDENS TO FRONT AND REAR, GAS CENTRAL HEATING, MUST BE SEEN. ENERGY RATING C.

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SITUATION

May Grove is situated just off Cotswold View, which is an attractive cul-de-sac with similar style houses and bungalows constructed approximately 60 years ago. The property is within a few minutes walk of the village primary school, shops and cafe. Charfield is well placed for access to the M5 motorway (junction 14), which is within five minutes drive. The nearby Cotswold town of Wotton-under-Edge is within approximately two miles and has a good range of amenities including local shops, cinema, pubs and restaurants, along with the sought after Katherine Lady Berkeley secondary school. Charfield village services include two churches, three public houses, petrol station, shop and cafe. There are a range of country walks close to hand including along the Little Avon.

DIRECTIONS

From Wotton-under-Edge proceed out of town in a westerly direction on the B4058 continuing to the roundabout and proceed straight across towards the village centre. Turn left just after the Railway Tavern and continue taking the second turning on the left into Horsford Road and May Grove will be found after approximately 100 metres on the right hand side.

DESCRIPTION

This well presented bungalow is situated in this convenient location and was constructed approximately 60 years ago with reconstituted stone and rendered elevations under a tiled and felted roof. The current owners have extensively improved the property, including the re-fitting of the kitchen and bathroom, the installation of extensive sealed unit double glazing, along with new front door. The accommodation is well presented and is accessed via a rear entrance hall leading to living room, re-fitted kitchen/dining room, conservatory/utility space. There are two good size double bedrooms, along with modern bathroom with shower over the bath. The property has a shared vehicular access leading to garage and there is parking for one car to the rear of the bungalow, which has both front and rear gardens. The accommodation is laid out as follows:

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).

ENTRANCE HALL

Built-in cupboard housing modern Ideal central heating boiler, further recess cupboard, recently replaced front door and access to loft.

LIVING ROOM 4.3m x 3.11m (narrowing to 3.65m) (14'1" x 10'2" (narrowing to 11'11"))

Having double glazed window to front, x3 CAT 5 points,

KITCHEN/DINING ROOM 4.65m x 2.75m (15'3" x 9'0")

Having a range of recently updated wall and base units with laminated work surfaces over, space for cooker with cooker hood, tall radiator, stainless steel single drainer sink unit, breakfast bar, double glazed window to rear, CAT 5 point, door to:

CONSERVATORY/UTILITY 4.8m x 2.11m (15'8" x 6'11")

Having plumbing for washing machine, double glazed surround.

BEDROOM ONE 3.65mx 3.02m (11'11"x 9'10")

Having double glazed window to front, radiator.

BEDROOM TWO 3.36m x 3.01m (11'0" x 9'10")

Having double glazed window to rear, radiator.

BATHROOM

Having modern suite comprising small bath tub with electric shower over, vanity wash hand basin, WC, stainless steel ladder towel rail.

EXTERNALLY

To the front of the property there is pedestrian access to

the low maintenance front garden with vegetable plots and greenhouse. The rear shared vehicular access leads to parking bay and the rear garden, which is laid to lawn with patio and fence, gravel pull-in area for one car with EV charging point. The shared drive continues to the semi-detached GARAGE.

AGENT NOTES

Tenure: Freehold
Services: All mains services are understood to be connected. There is a water meter.
Council Tax Band: B
Ideal boiler replaced 2021.
Rear shared driveway. 5 May Grove pays two elevenths upkeep for the rear access leading to the garage.
Broadband: Fibre to cabinet.

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

VIEWING

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

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.

