



None of the statements contained in their particulars as to this property is to be relied on as a statement or representation of fact. Any intending purchasers must satisfy himself by inspection or otherwise as to the correctness of the statements contained in these particulars. The Vendors do not make or give and neither the Agents nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

17 Little Bristol Lane, Charfield, Wotton-
Under-Edge, GL12 8LN

Price Guide

£340,000



THREE BEDROOM SEMI-DETACHED HOME IN TUCKED AWAY END OF CUL-DE-SAC POSITION, VERY SPACIOUS REAR GARDEN WITH STUNNING PANORAMIC VIEWS, TANDEM DRIVEWAY PARKING FOR TWO CARS, ENTRANCE HALLWAY, LIVING ROOM, KITCHEN/DINER, CLOAKROOM, THREE FIRST FLOOR BEDROOMS, FAMILY BATHROOM, OIL FIRED CENTRAL HEATING, EX-LOCAL AUTHORITY PROPERTY. ENERGY RATING: E.

01453 544500

31 Parsonage Street, Dursley
Gloucestershire, GL11 4BW

bennettjones.co.uk

sales@bennettjones.co.uk



propertymark

17 Little Bristol Lane, Charfield, Wotton-Under-Edge, GL12 8LN

SITUATION

The property occupies a sought after edge of village location and further end of cul-de-sac position in the village of Charfield. Local facilities include shops, public houses, primary school and playing field. The nearby Cotswold town of Wotton-under-Edge offers a wider range of facilities including Katherine Lady Berkeley Comprehensive School and a range of retailers. Charfield is well placed for junction 14 of the M5 motorway, which is within a few minutes 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 taking the left hand turning just after the railway bridge onto Little Bristol Lane. Follow this road for 0.6 miles and take the left hand turning onto the small lane and the property will be located towards the end of the cul-de-sac on the left hand side.

DESCRIPTION

This ex-local authority property has been in the same ownership for a number of years and benefits from a much larger than average plot in this tucked away edge of village location. The garden totals over 0.1 of an acre and has stunning views of countryside to the rear. There is a driveway to front which has tandem parking for two cars but could accommodate up to four cars. Internally, the property briefly comprises: entrance hallway, living room, kitchen/dining room, rear hallway and cloakroom. On the first floor there are three bedrooms, two of which benefiting from stunning countryside views and family bathroom.

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 HALLWAY

Double glazed front door, radiator, stairs to first floor.

LIVING ROOM 4.22m (max into bay) x 4.41m narrowing to 4.03m (13'10" (max into bay) x 14'5" narrowing to 13'2")

Double glazed bay window to front, radiator, storage cupboard.

KITCHEN/DINER 5.23m x 2.97m (max) (17'1" x 9'8" (max))

Fitted kitchen with base and wall units, roll top laminated work surfaces over, floor mounted oil boiler, electric cooker point, space and plumbing for washing machine, stainless steel sink and drainer, space for tall standing fridge freezer, double glazed window to side and rear, tall radiator.

REAR HALLWAY

Double glazed door to garden, storage cupboard, door to:

CLOAKROOM

Low level wc, double glazed window to rear.

ON THE FIRST FLOOR

LANDING

Double glazed window to side, access to loft space.

BEDROOM ONE 5.46m narrowing to 4.07m x 3.30m (17'10" narrowing to 13'4" x 10'9")

Double glazed window to front, radiator.

BEDROOM TWO 4.16m narrowing to 2.66m x 2.95m (13'7" narrowing to 8'8" x 9'8")

Double glazed window to rear with views, radiator.

BEDROOM THREE 2.94m x 2.32m (9'7" x 7'7")

Double glazed window to rear with views, radiator.

FAMILY BATHROOM

Bath with electric shower, vanity wash hand basin, low level wc, double glazed velux window.

EXTERNALLY

To the rear of the property there is a patio, oil tank and large laid to lawn garden enclosed by wood panel fencing. Side access has tap and leads to front concrete driveway providing tandem parking for two with potential for further parking.

AGENTS NOTE

Tenure: Freehold.

Mains water, electricity and drainage are believed to be connected. Oil fired central heating.

Council Tax Band B.

Ex-local authority property (purchased from Local Authority 2016).

Broadband: Overhead/underground wire (not fibre).

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.

