



Family Home near Beautiful Open Countryside
3 Bedroom Semi-Detached Home
Old Manor Close, Charfield, Wotton-under-Edge.

Guide Price £349,000
www.griffithnobes.co.uk



3 BEDROOM SEMI-DETACHED PROPERTY | FAMILY HOME | EN-SUITE MASTER BEDROOM | NO ONWARD CHAIN

SPACIOUS LOUNGE | MODERN KITCHEN | SEPERATE DINING ROOM | WELL PRESENTED THROUGHOUT

EPC RATING 'D' | SINGLE GARAGE | AMPLE DRIVEWAY PARKING | DOUBLE GLAZING | GAS CENTRAL HEATING

01453 799938

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Old Manor Close, Charfield, Wotton-under-Edge GL12

This is a great example of a spacious family home in a peaceful village setting. This semi-detached property is nestled in a quiet cul-de-sac overlooking a communal green space. This wonderful family home boasts three double bedrooms, including a master bedroom with an en-suite shower room.

The spacious lounge measuring approximately 22ft in length provides ample space for the family and is complemented by two sets of double doors leading out onto the rear garden providing plenty of natural light.

Further benefits include a second reception room with multi-functional uses such as a separate dining room and/or playroom. A double-aspect, well-lit modern fitted kitchen complete with breakfast bar compliments the property beautifully.

To the rear of the property, you will find a generous garden with patio area, lawn and mature shrubs. A gate at the back of the garden leads to open green space.



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Approximate Area = 1196 sq ft / 111.1 sq m
 Garage = 170 sq ft / 15.7 sq m
 Outbuilding = 40 sq ft / 3.7 sq m
 Total = 1406 sq ft / 130.5 sq m
 For identification only - Not to scale

Council Tax Band: C

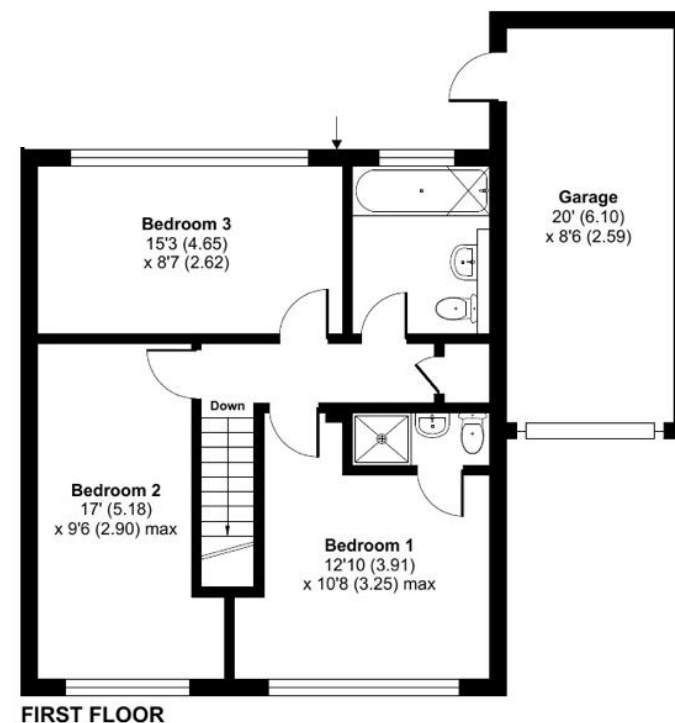
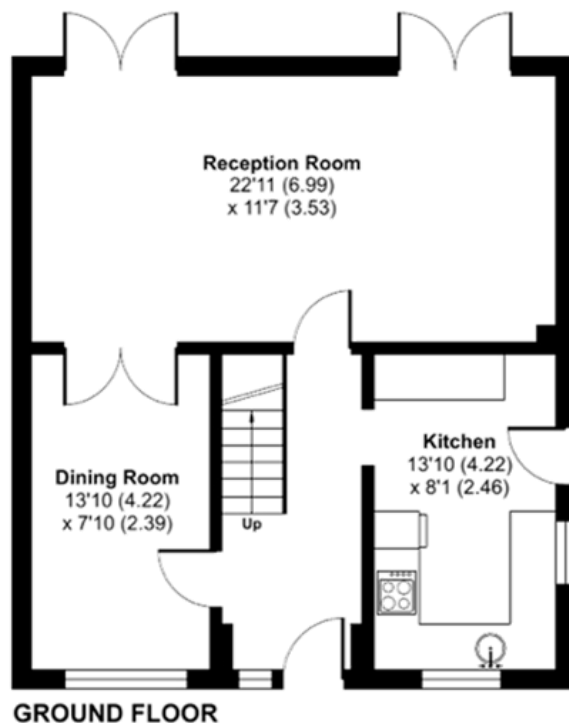
Tenure: Freehold

Viewings available by appointment only.

Tel: 01453 799938 or E-Mail: hello@griffithnobes.co.uk for further details.



Floorplans are provided for illustrative purposes only and are not drawn to scale. Any descriptions, measurements, areas, openings, orientations or fixtures and fittings shown are approximate and should not be relied upon and do not form part of any agreement. All parties must rely on their own inspections or surveys. No liability is taken for any errors or omissions.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2023. Produced for Griffith Nobes Lettings and Management Ltd. REF: 1025847



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PRS Property Redress Scheme



IMPORTANT NOTE:

These particulars should not be relied upon as statement or representation of fact and do not constitute part of an offer or contract. The Seller does not make or give, nor do Griffith Nobes Lettings and Management Ltd ("we") or our employees have the authority to make or give any representation or warranty in relation to this property. We would strongly recommend that all information we provide about the property is verified by yourself on inspection. We have not carried out a survey nor have we tested any appliances, services or specific fittings at the property which are NOT included unless specified in writing.

We work with a number of companies that provide services that may be of interest to you, and where you take up a referral, we may earn an average fee of £100.00.

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