

The logo for Milburys, featuring the name in a white serif font on a dark blue background.

SALES LETTING MANAGEMENT

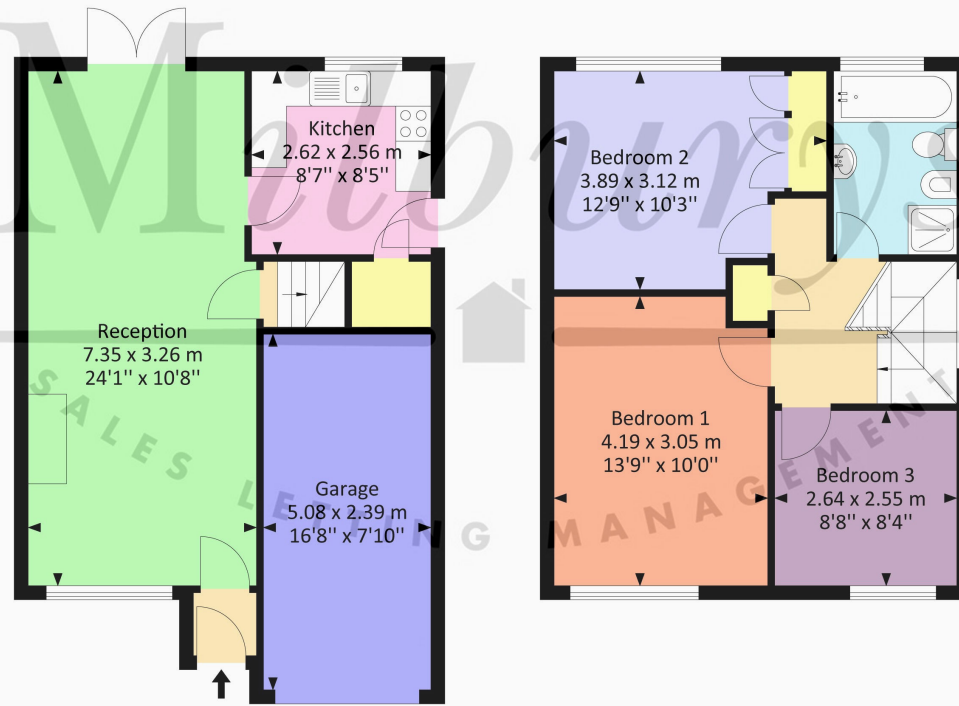


22 Farm Lees, Wotton-under-Edge, Charfield, South Gloucestershire, GL12 8JA

£325,000



22 Farm Lees, Charfield, Wotton-Under-Edge, GL128JA  
Internal Area (Approx)  
88.20 Sq.M / 948.80 Sq.Ft  
For identification only. Not to scale.  
Produced by Energy Plus



Ground Floor

First Floor



# 22 Farm Lees, Wotton-under-Edge, Charfield, South Gloucestershire GL12 8JA

This family orientated semi-detached home sits in Farm Lees, a popular area of Charfield with close links to all the amenities in the town and is suited to those looking to climb the property ladder- either up or down! Upon entrance you are welcomed into a well proportioned living/dining area complimented by a large window to the front, attracting plenty of natural light, whilst French doors inviting you into the rear garden. Following through, the kitchen is a comfortable size with a range of white worktops and completed with side access. Upstairs comprises of two double bedrooms, one single bedroom and the family bathroom, a white suite with a bath and separate shower enclosure. Heading outside to the rear garden are beautifully manicured lawns with an array of flowers and plants. A patio area calls for you to entertain guests with some al-fresco dining or watching the little ones on their adventures. Benefiting further from a secreted cul-de-sac location within the road, being in catchment of excellent primary schools and the reputable Katharine Lady Berkeley's Secondary School. The garage ties this property together in providing ample space for storage- either of boxes or cars, the choice is yours! Enquire further with our Wotton-under-Edge Office to arrange your viewing today.

## Situation

The village of Charfield is situated to the north of Thornbury and Chipping Sodbury on the B4058, approximately 2.5 mile from Junction 14 of the M5 at Falfield, connecting from there directly to Bristol in the south and Cheltenham/Gloucester to the north. The local centre of Wotton-under-Edge is approximately 2.5 miles further to the east, passing the road to Katharine Lady Berkeley secondary school on route. Charfield has a primary school, a selection of shops, a post office, public houses, and a petrol station.

## Property Highlights, Accommodation & Services

- Three Bedroom Semi Detached House in Cul De Sac Position
- Perfect Family Home or Investment Purchase
- French Doors From the Dining Room to the Rear Garden
- Two Double Bedrooms and One Single Bedroom
- Spacious & Light Lounge
- Gardens Front And Rear
- Popular Residential Area
- Garage & Driveway
- Within Catchment Area to Katharine Lady Berkeley's Secondary School and Excellent Primary School
- South Gloucestershire Council- Council Tax Band C

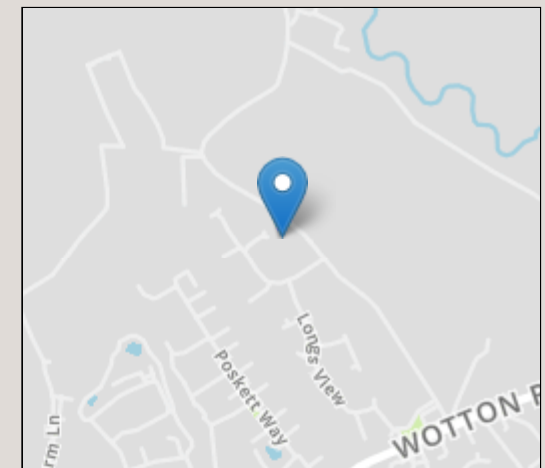
## Directions

Heading from the Village of Charfield on the main Wotton Road, head passed the Plough pub and turn right onto New Street, Take the first left onto Farm Lees and follow the road round to the right no.22 can be found in the first cul de sac on the right.

**Local Authority & Council Tax** - South Gloucestershire Council - 01454 868686 - Tax Band C

**Tenure** - Freehold

**Contact & Viewing** - Email: [wotton@milburys.co.uk](mailto:wotton@milburys.co.uk) Tel: 01453 842666



| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92+)                                       | A |                         | 88        |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D | 55                      |           |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England, Scotland & Wales                   |   | EU Directive 2002/91/EC |           |

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