

Milburys
SALES LETTING MANAGEMENT

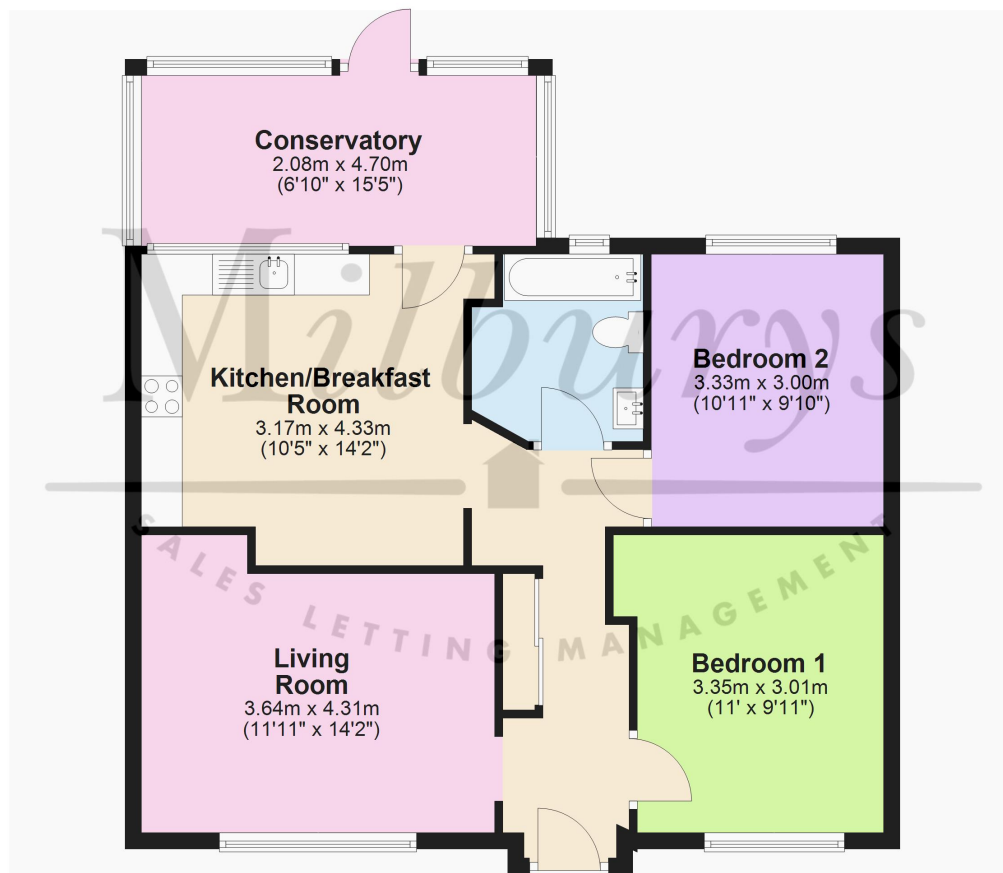


5 May Grove, Charfield, South Gloucestershire, GL12 8SX

£295,000

Ground Floor

Approx. 70.6 sq. metres (759.6 sq. feet)



Total area: approx. 70.6 sq. metres (759.6 sq. feet)

For Illustrative Purposes Only. Not to Scale.
Plan produced using PlanUp.



5 May Grove, Charfield, South Gloucestershire GL12 8SX

This attractive two-bedroom bungalow is situated in a desirable area of Charfield and only one of six accessed from a private road. Conveniently located with schools, the local Co-Operative and public houses are in easily walkable distance. Having been updated by the current owners, you enter with a warm and homely feeling throughout. The entrance hallway leads to the whole accommodation and relishes in the benefit of built in storage. To the left, a spacious living room incorporating a large window attracting plenty of light into the space whilst being configured to maximise functional space, perfect for a growing family or someone looking to downsize. To the right the two bedrooms can be found; bedroom one offers great space with the window occupying a view of the vegetable patch whilst in bedroom two you can gaze into the clouds, acting as a children's room with light seeping in from the large window. The recently fitted kitchen offers a modern appeal with plenty of storage from countertops to cupboards! A breakfast bar completes this space, with every nook cleverly used to maximise space. Leading from here the conservatory, of good size, offers great space in the summer to enjoy the sunshine. The modern family bathroom comprises of a white suite is accustomed with a bath and overhead shower. The fenced rear garden is a sociable space leading from the property to the patio, perfectly placed for al-fresco dining with a small lawned patch as well - great for some plants. The greened fingered can savour the delightful opportunities from the vegetable patches in the front garden. Parking is never an issue, with private parking in the property boundary complete with an EV charging point and a separate garage situated at the end of May Grove. No matter where you are moving on the property ladder, this truly loved bungalow has so much to offer.

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 the popular Katharine Lady Berkeley secondary school enroute. Charfield has a primary school, a selection of shops, excellent cafe, public houses, and a petrol station.

Property Highlights, Accommodation & Services

- Sought After Area of Charfield
- Low Maintenance Private Garden And Off Street Parking
- Perfect First Time Buyer, Investor And Downsizer Home
- Two Bedrooms
- Newly Fitted Kitchen
- Modern Family Bathroom With Shower Over Bath
- EV Car Charging Point
- Garage & Parking
- Within Catchment of Katharine Lady Berkeley's Secondary School
- South Gloucestershire Council - Council Tax Band B

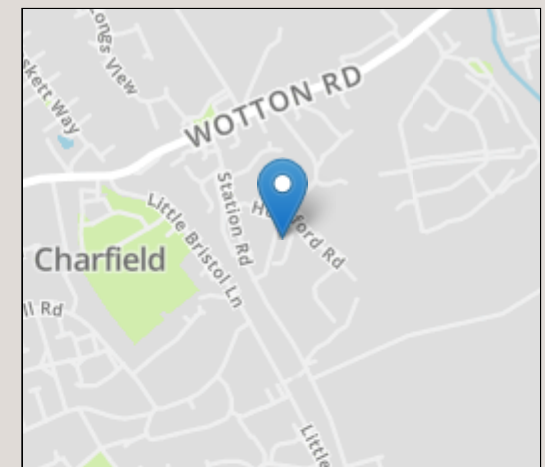
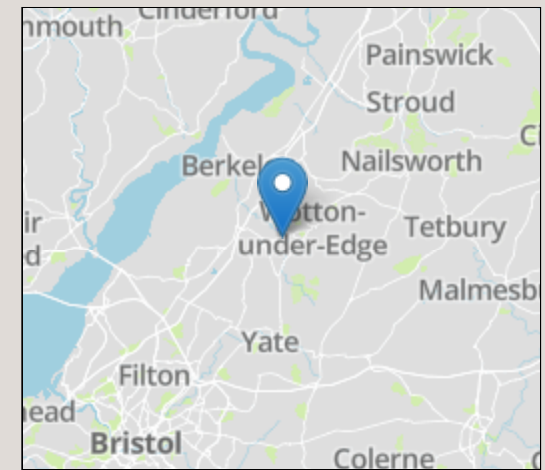
Directions

Driving into Charfield along the B5048 from the direction of Wotton-under-Edge, turn left into Station Road just before the bridge. Take the second left into Horsford Road follow a small way along where May Grove can be found to the right and number five is situated halfway down May Grove.

Local Authority & Council Tax - South Gloucestershire Council - Tax Band B

Tenure - Freehold

Contact & Viewing - Email: wotton@milburys.co.uk Tel: 01453 842666



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		89
(81-91)	B		
(69-80)	C	76	
(55-68)	D		
(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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