

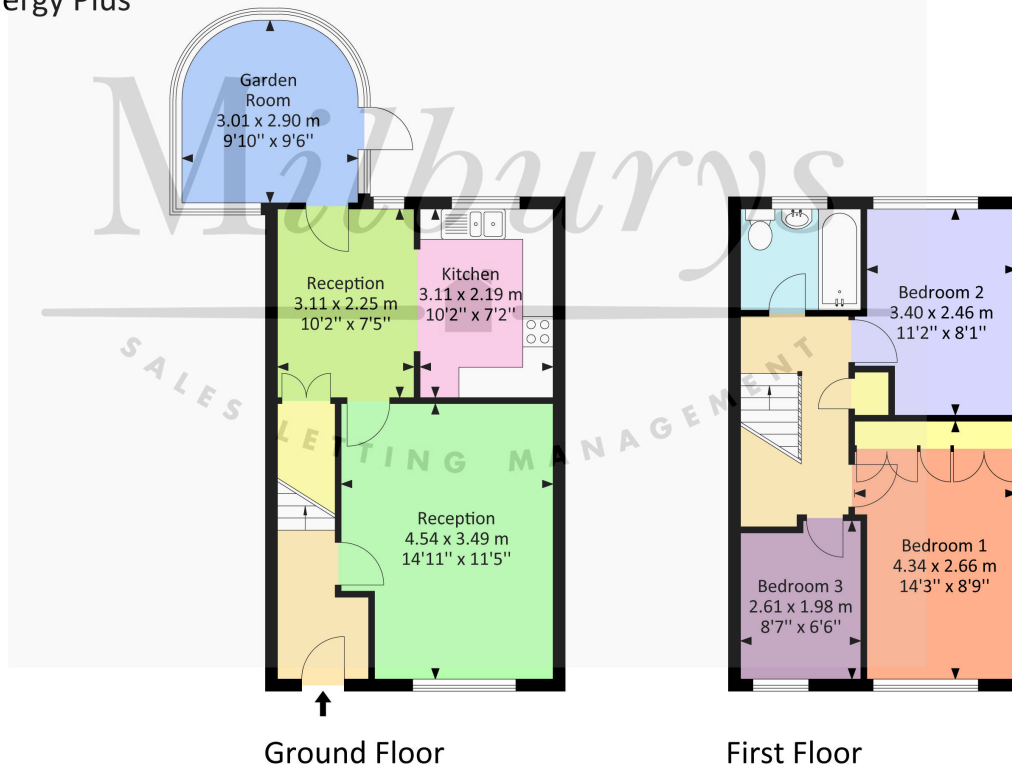
Milburys
SALES LETTING MANAGEMENT



142 Woodlands Road, Charfield, Wotton-under-Edge, Gloucestershire, GL12 8LU

£325,000

142 Woodlands Road, Charfield,
 Wotton-Under-Edge, GL128LU
 Internal Area (Approx)
 80.0 Sq.M / 861.2 Sq.Ft
 For identification only. Not to scale.
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142 Woodlands Road, Charfield, Wotton-under-Edge, Gloucestershire GL12 8LU

This modern home enjoys a lovely family orientated cul-de-sac setting, in the popular semi rural village of Charfield, close to amenities and excellent primary and secondary schools. This three bedroom semi detached property is well presented throughout offering spacious accommodation. Stepping into the entrance hallway, to the right is a generous sized living room which leads through to an open plan smart kitchen/diner- a fantastic light and airy room. The ground floor is further enhanced with an adjoining conservatory with underfloor heating making it a valuable and versatile space. There is also access from here out onto the pretty south facing garden. Head upstairs there are three bedrooms (two double and one single), with the principal bedroom benefitting from fitted wardrobes. The family bathroom completes the upstairs, all accessed off a good sized landing. Further notable attributes include an established south facing rear garden, an insulated single garage complete with a fully boarded loft and lighting, along with off-street driveway parking. A superb family home in a fantastic setting, please contact us to book an accompanied viewing at your earliest opportunity.

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

- Semi Detached Property In A Cul-de-Sac Position
- Three Bedrooms- Two Double And One Single
- Open Plan Smart Kitchen and Dining Area
- Generous Living Room
- No Onward Chain
- Conservatory With Underfloor Heating
- Insulated Single Garage- Complete With A Fully Boarded Loft, Power And Lighting.
- Pretty Well Established Garden
- Off Street Driveway Parking
- South Gloucestershire Council- Council Tax Band C

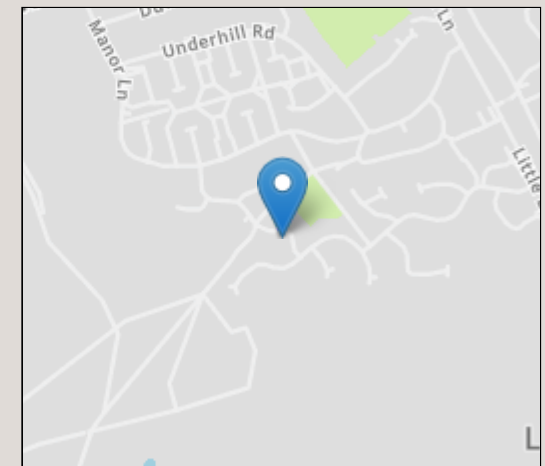
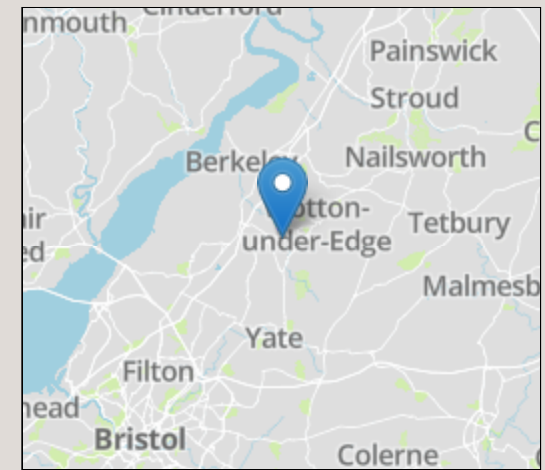
Directions

Dropping down into the village from the south, look out for Little Bristol Lane on your right hand side just before the railway bridge. Turn in here and after a short drive you will discover Woodlands Road which is the 2nd turning on right handside.

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

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		
(81-91)	B		84
(69-80)	C		
(55-68)	D	61	
(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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