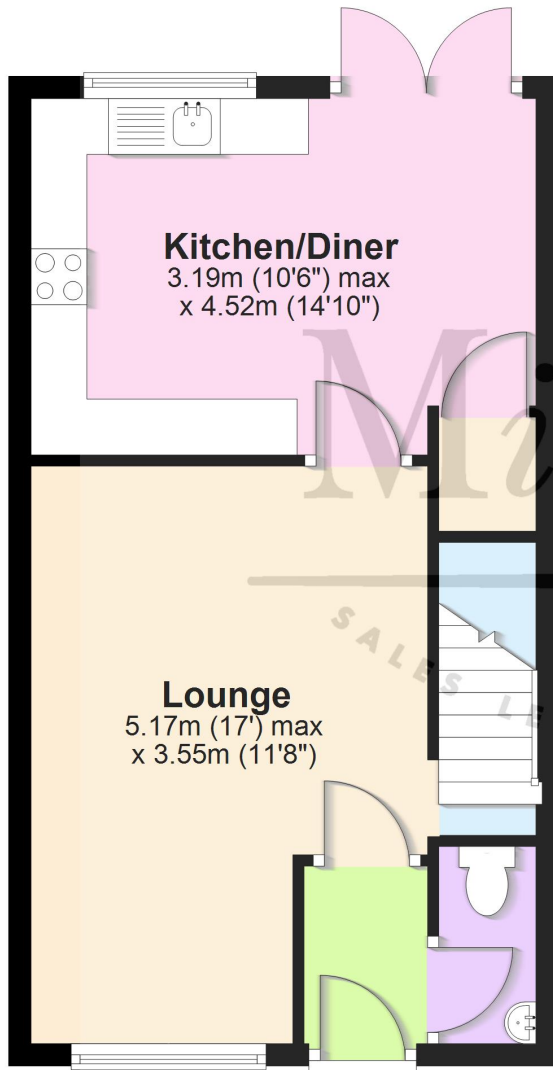




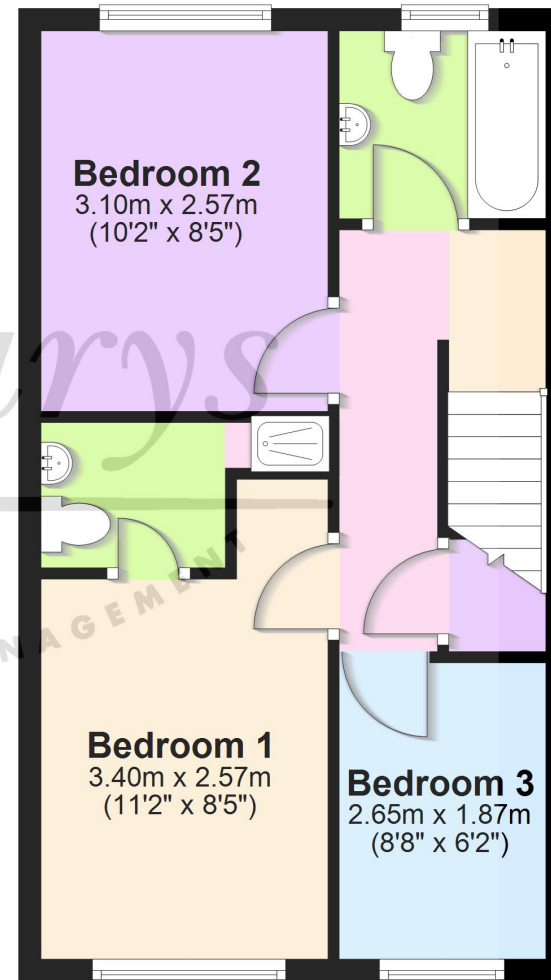
Ground Floor

Approx. 38.2 sq. metres (411.6 sq. feet)



First Floor

Approx. 37.6 sq. metres (405.2 sq. feet)



Total area: approx. 75.9 sq. metres (816.8 sq. feet)

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

16 Poskett Way, Charfield, Wotton-under-Edge, Gloucestershire GL12 8FG

We are pleased to introduce this three-bedroom semi-detached home located in the heart of Charfield. As you step inside, you're welcomed by a bright and airy hallway leading to a modern and stylish downstairs cloakroom. The spacious lounge has been beautifully decorated by the current owners, creating a warm and inviting atmosphere. At the rear of the property, you will find a contemporary kitchen-diner complete with integrated appliances perfect for family meals or entertaining guests. Upstairs, the property offers two generous double bedrooms and a single bedroom. The principal bedroom is a great size and benefits from its own en-suite shower room. Also on this floor is a modern family bathroom featuring a shower-over-bath setup. Outside, the landscaped rear garden provides a private retreat, complete with a patio seating area, ideal for relaxing or hosting in the warmer months. This is a much-loved family home, now ready for a new chapter with its next owners. An additional benefit is the off-road parking for two cars, ensuring hassle-free access and added convenience for everyday living. Management charges apply.

Situation

The village of Charfield is situated to the north of Thornbury and Chipping Sodbury on the B4058, approximately 2.5 miles 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, petrol station and coffee shop.

Property Highlights, Accommodation & Services

- Three Bedroom Semi Detached Family Home
- Immaculate Condition Throughout
- Perfect First Home or Investment
- En-Suite Shower Room & Modern Family Bathroom
- French Doors From the Dining Room to the Rear Garden
- Allocated Off Street Parking for Two Vehicles
- In Close Proximity To Local Schools, Countryside Rambles And Local Amenities
- Catchment Area for Katharine Lady Berkeley's Secondary School and Excellent Primary Schools
- Gas Central Heating And UPVC Double Glazing
- South Gloucestershire Council - Council Tax Band C

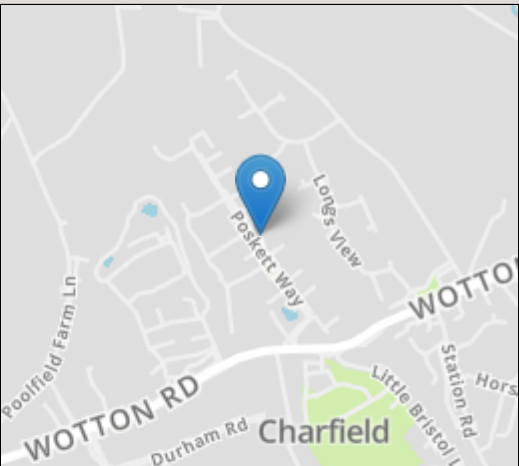
Directions

Heading through the village of Charfield on the B4058 in the direction of Wotton under Edge you will see the Vintage Birdcage Coffee Shop on your left, turn left into Poskett Way, follow the road round and you will find number 16 on your right.

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

Tenure - Freehold

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



Energy Efficiency Rating	
	CurrentPotential
Very energy efficient - lower running costs	
(92+) A	96
(81-91) B	84
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England, Scotland & Wales	

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