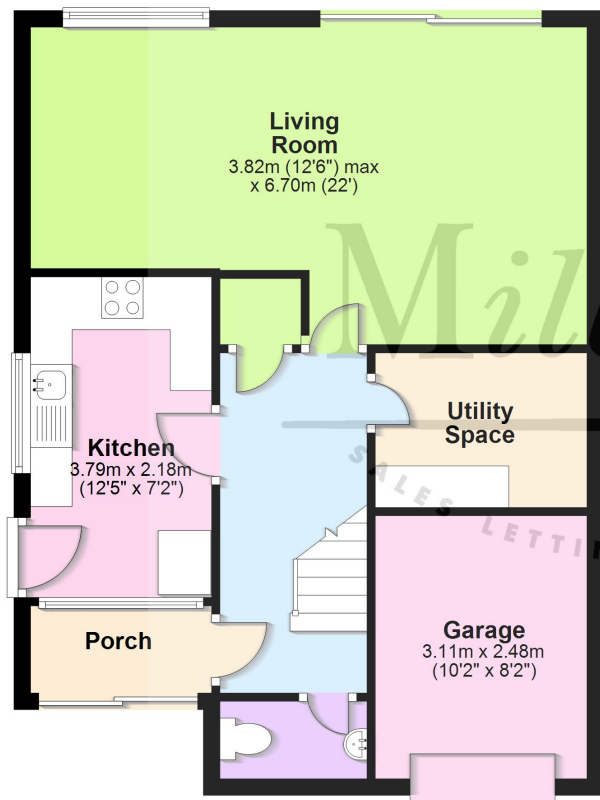




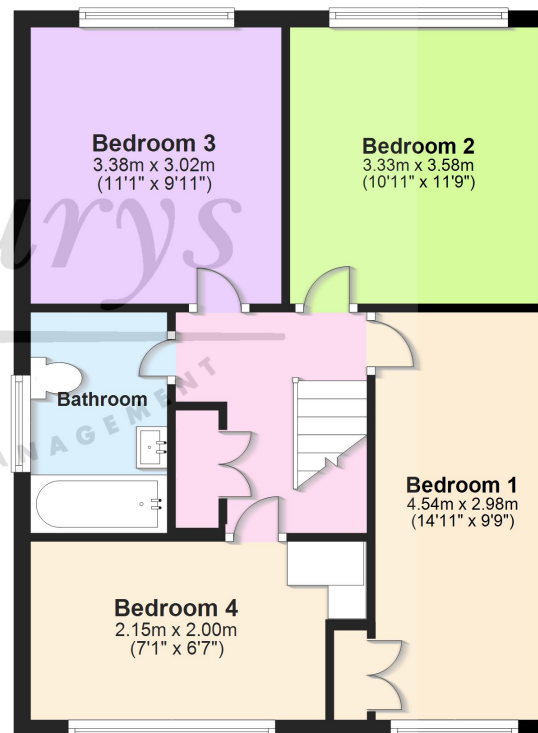
Ground Floor

Approx. 57.6 sq. metres (619.7 sq. feet)



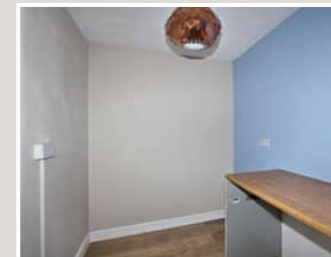
First Floor

Approx. 54.1 sq. metres (581.8 sq. feet)



Total area: approx. 111.6 sq. metres (1201.5 sq. feet)

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



11 Thames Close, Charfield, South Gloucestershire GL12 8UA

Tucked peacefully toward the end of the cul-de-sac of Thames Close, this four-bedroom semi-detached home enjoys a corner position, offered for sale with NO ONWARD CHAIN. As you arrive, a private driveway leads to a handy porch, ideal for muddy boots and houses the gas boiler. Stepping inside, a central hallway connects the entire ground and first floor. A bright kitchen enjoys natural lighting from two windows and plenty of cupboard and worktop space for crafting your favourite recipes and features a side door. A spacious living and dining room is found spanning the width of the rear, bathed in natural lighting from two windows and the sliding patio doors to the rear garden - perfect for family gatherings and cosy evenings in. There is a practical WC and a thoughtfully designed utility space. Upstairs, there are four double bedrooms and a family bathroom, all accessed from the landing, which features a storage cupboard. The master bedroom also enjoys the delight of built-in storage over the stairs. Outside, the rear garden perfectly catches the morning sun, ideal for a coffee on the patio. There is also outdoor plumbing. The garage is a good size, providing excellent storage and driveway parking. The home does require some updating and modernisation, but presents an excellent opportunity to personalise and create your own space.

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

- No Onward Chain • Four Bedroom Semi-Detached Family Home
- Requires Modernisation- Fantastic Potential To Make Your Own Mark • Driveway Parking and Single Garage • Gas Central Heating
- Side Access To The Property • Master Bedroom with Built-in Storage
- Walking Distance to Shops, Public Houses, Charfield Playing Field and Post Office
- Katherine Lady Berkeley's Secondary School Catchment Area and Excellent Primary School
- South Gloucestershire Council - Council Tax Band C

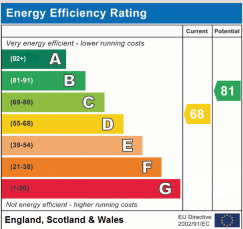
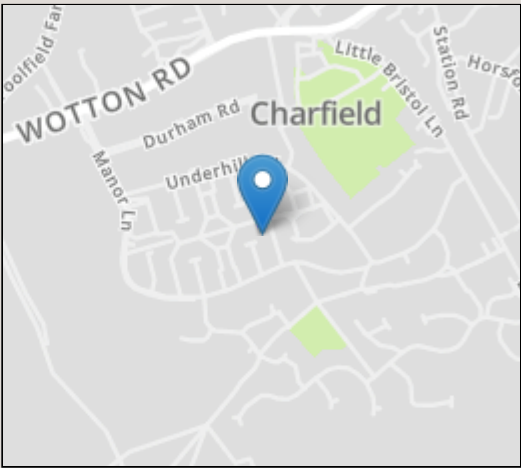
Directions

Heading from the direction of Wotton-under-Edge, follow the Wotton Road and turn left onto Manor Lane, where Thames Close is the sixth turning on your left-hand side. Number eleven can be found tucked at the far end of the cul-de-sac in the corner.

Local Authority & Council Tax - Stroud District Council - Tax Band C

Tenure - Freehold

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



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