



R B WALTERS ESTATE AGENTS

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## The Street, Frampton on Severn, Gloucester, GL2 7EA.

Use This Section to Record Your Own Personal Property Notes -

**Beautiful Character Home**

**Heart of the Picturesque Village**

**Two Bathrooms**

**Lounge with Log Burning Stove**

**Home Office**

**Immaculately Presented Throughout**

**Four Bedrooms**

**Separate Cloakroom and Utility**

**Kitchen/Dining Room**

**Parking and Workshop**

**Offers in the Region Of £600,000**

# The Street, Frampton on Severn, Gloucester, GL2 7EA.

Offers in the Region Of £600,000

A superb older style house offered for sale and ready to move straight in being IMMACULATEDLY PRESENTED throughout and located in the HEART OF THE VILLAGE with OFF ROAD PARKING, small GARAGE/WORKSHOP and a HOME OFFICE.

Dating back to the late 1800's this semi-detached house is constructed using Frampton stone and is beautifully presented having been the subject of much improvement to include full electrical rewire, an updated and serviced combi boiler, replacement double glazed windows, kitchen and bathrooms.

The property retains a wealth of the character synonymous with this style of house with exposed wooden beams and inglenook fireplace complete with wood burning stove. The original charm has been complimented with oak staircases and wooden doors and combines the old with all the modern conveniences you would want in this day and age.

The spacious entrance hall gives access to spacious lounge with a double aspect to create a light and airy room with the fireplace being a central focal point. The good size kitchen/dining room has an extensive range of drawers and cupboards with space saving features, range cooker and integrated dishwasher. To the rear of the property is a utility and cloakroom. On the first floor are three bedrooms with two generous double and a smaller single/office room and a recently refitted bathroom with bath and separate shower. The top floor has a further good size bedroom with vaulted ceiling and a wet room.

Outside there is off road parking for 2 cars and a garage which has been part converted and now provides useful storage/workspace to the front and a home office to the rear. The rear garden is enclosed and enjoys good privacy with a Southerly aspect.

Located just a stones throw from the centre of the village which has a bustling community feel. Two local pubs, the village shop, post office and café are all centred around the green which is believed to be the longest village green in England. A variety of sports are available within the village and there is well regarded village school. Walks can be enjoyed around the green, along the nearby canal and around the sprawling estate of Frampton Court which can be accessed free of charge.

- Services
- Oil Fired Central Heating
  - Mains Electric
  - Mains Water (not metered)
  - Mains Drainage
  - Superfast Fibre Broadband Available
  - Bottled Gas for Gas Cooker
- Entrance Hall**

**Lounge** 19' 11" x 12' 9" (6.07m x 3.88m)

**Kitchen/Dining Room** 16' 2" x 12' 5" (4.92m x 3.78m)

**Utility Room** 7' 6" x 7' 0" (2.28m x 2.13m)

**Cloakroom**

**First Floor Landing**

**Bedroom** 14' 10" x 10' 1" (4.52m x 3.07m)

**Bedroom** 12' 4" x 8' 7" (3.76m x 2.61m)

**Bedroom/Office** 7' 6" x 6' 4" (2.28m x 1.93m)

**Bathroom**

**Second Floor Landing**

**Bedroom** 15' 1" x 12' 11" (4.59m x 3.93m)

**Wet Room**

**OUTSIDE**

**Driveway Parking**

**Garage/Workshop** 11' 10" x 9' 2" (3.60m x 2.79m)

**Home Office** 8' 3" x 7' 9" (2.53m x 2.37m)

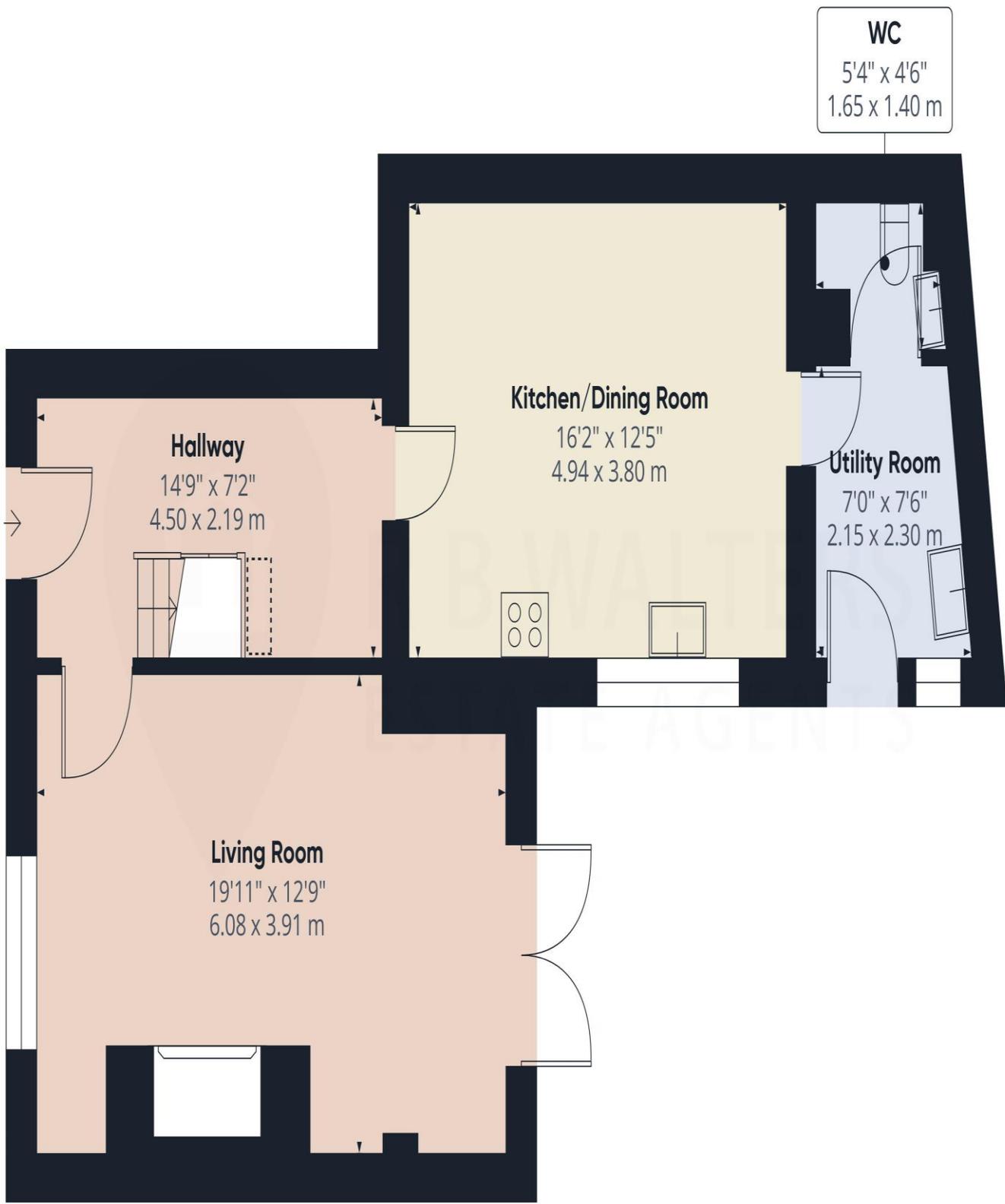
**Rear Garden**

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		<b>96</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.



**Approximate total area<sup>10</sup>**

619.27 ft<sup>2</sup>  
57.53 m<sup>2</sup>

**Reduced headroom**

2.79 ft<sup>2</sup>  
0.26 m<sup>2</sup>

Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Ground Floor Building 1