



## 142 Manor Lane, Charfield, W-U-E, GL12 8TN

### SITUATION

The property occupies a pleasant position in Manor Lane and backs onto open fields with far reaching views and is within a popular well established residential area of the village of Charfield. Local facilities include shops, public houses, primary school and playing field. The nearby town of Wotton-Under-Edge has a larger range of facilities including Katharine Lady Berkeley's comprehensive school. Charfield is well placed for Junction 14 of the M5 motorway which is approximately five minutes drive.

### DIRECTIONS

If entering Charfield from Wotton-under-Edge travelling in a westerly direction on the B4058, continue to the roundabout and proceed straight across towards Charfield village and continue for approximately three quarters of a mile passing the petrol station on the right hand side and continue over the railway bridge taking the second turning on the left into Manor Lane and continue for approximately 350 metres and the property will be found on the right hand side.

### DESCRIPTION

142 Manor Lane was constructed in the mid 1960s and has been in the same

ownership for 35 years. The property is now in need of some general updating and offers versatile and spacious accommodation and is accessed via entrance hall leading to full width living room, separate dining room and kitchen. On the the first floor there are three bedrooms and family bathroom. The property has parking for two cars, garage, and garden overlooking open fields.

### THE ACCOMMODATION

(Please note that our room sizes are quoted in metres to the nearest one hundredth of a metre on a wall to wall basis. The imperial equivalent (included in brackets) is only intended as an approximate guide).

#### ENTRANCE HALL

Having under stairs storage cupboard, radiator and glazed front door.

#### LIVING ROOM 6.58m x 4.1m (21'7" x 13'5")

Having double glazed French doors, window to rear, two radiators.

#### DINING ROOM 4.49m x 2.41m (14'9" x 7'11")

Having radiator, single glazed window to front.



#### KITCHEN 4.37m (narrowing to 3.37m) x 2.12m (14'4" (narrowing to 11'1" x 6'11"))

Having a range of wall and base units, radiator, double glazed door to side, window to front, radiator, oil central heating boiler supplying radiator central heating and domestic hot water.

#### ON THE FIRST FLOOR

Landing having access to loft space.

#### BEDROOM ONE 4.34m x 3.27m (14'3" x 10'9")

Double glazed window to front, radiator.

#### BEDROOM TWO 3.27m x 2.98m (10'9" x 9'9")

Having doubleglazed window to rear, radiator.

#### BEDROOM THREE 3.82m (narrowing to 2.61m) x 2.1m (12'6" (narrowing to 8'7" x 6'11"))

Having double glazed window to side, radiator, built-in cupboard.

#### BATHROOM

Having low level suite comprising pedestal wash hand basin, low level WC, panelled bath with electric shower over and double glazed window to side.

#### EXTERNALLY

To the front of the property there is a concrete driveway with parking space for two cars leading to GARAGE having



up-and-over door. The front garden is laid to lawn with shrubs. The rear garden is of good size and laid to lawn and backs onto open fields.

### AGENTS NOTES

Mains electricity, water and drainage are believed to be connected.

Oil fired radiator central heating.

Gas is available in the road.

Council Tax Band C £1,647.00 payable.

Tenure: Freehold.

The property is subject to probate.

### DECLARATION

In accordance with the 1979 Estate Agents Act, we are obliged to inform you that the property is owned by a relation of a member of the Bennett Jones Partnership Staff.

### FINANCIAL SERVICES

We may offer prospective purchasers' financial advice in order to assist the progress of the sale. Bennett Jones Partnership introduces only to Kingsbridge Independent Mortgage Advice and if so, may be paid an introductory commission which averages £128.00.

### VIEWING

By appointment with the owner's sole agents as over.

