



£325,000

Poskett Way

Charfield, GL12 8FG

PROPERTY AGENTS

PROPERTY SUMMARY

A smart and well laid out home offering excellent space both inside and out. The property opens into a welcoming hallway with a useful cloakroom, leading through to a spacious living room that feels bright and comfortable. To the rear, the kitchen diner is a real highlight, modern in style with integral appliances and plenty of room for a dining table. Double doors open directly onto the garden, making it ideal for everyday living and entertaining.

Upstairs, the principal bedroom benefits from its own en suite shower room. There is also a second double bedroom, a well sized single bedroom which is currently utilised as a library, and a modern family bathroom.

Outside, the rear garden is designed to be low maintenance with a patio seating area and lawn. The property also benefits from rear access and two allocated parking spaces on the driveway to the rear.

3



2



1

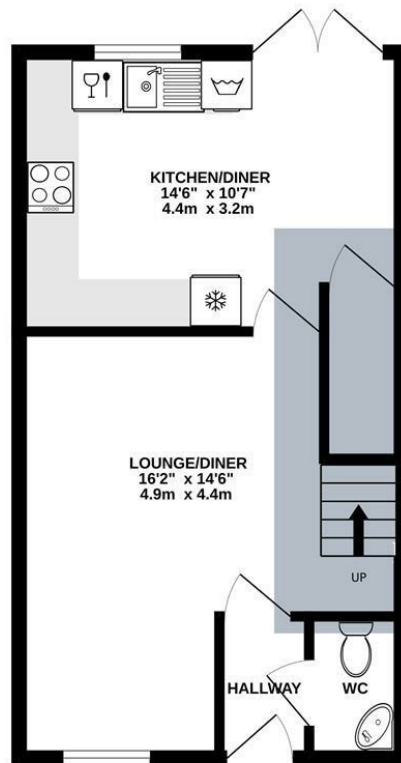




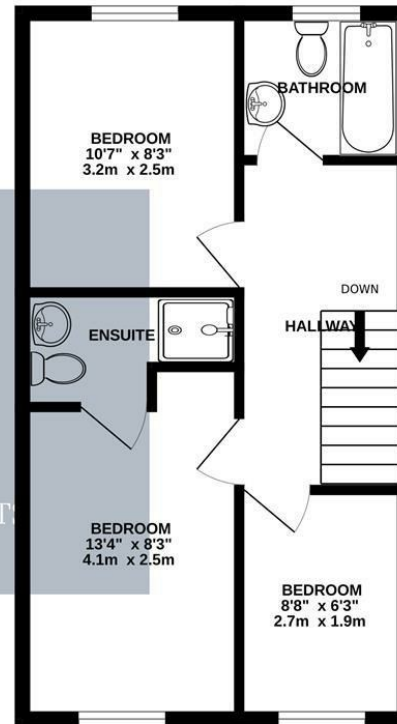




GROUND FLOOR
389 sq.ft. (36.2 sq.m.) approx.



1ST FLOOR
389 sq.ft. (36.1 sq.m.) approx.



TOTAL FLOOR AREA: 778 sq.ft. (72.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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LOCAL AUTHORITY
South Gloucestershire

TENURE
Freehold

COUNCIL TAX BAND
C

VIEWINGS
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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 & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



OFFICE DETAILS

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