



**£350,000**

**Durham Road**

Charfield, GL12 8TH



## PROPERTY SUMMARY

The accommodation is arranged over two floors and starts with an entrance hallway leading into the kitchen breakfast room, which has a door out to the side of the house. The living room dining room is a great family space with doors opening onto the rear garden and enjoying open views beyond. Just off the living area is a handy extra room, currently used as a playroom, but it would work equally well as a home office or study.

Upstairs there are two comfortable double bedrooms, a single bedroom and a family bathroom.

Outside, there is a generous rear garden that offers a great amount of space to enjoy, whether that's for children to play, summer barbecues or just relaxing. It is mainly laid to lawn, making it easy to maintain and very usable. To the front of the property there is a driveway providing off road parking, along with a garage which is ideal for storage or keeping a car secure.

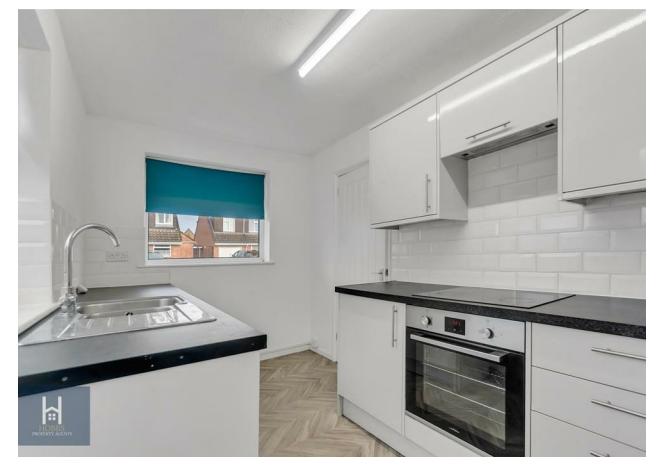
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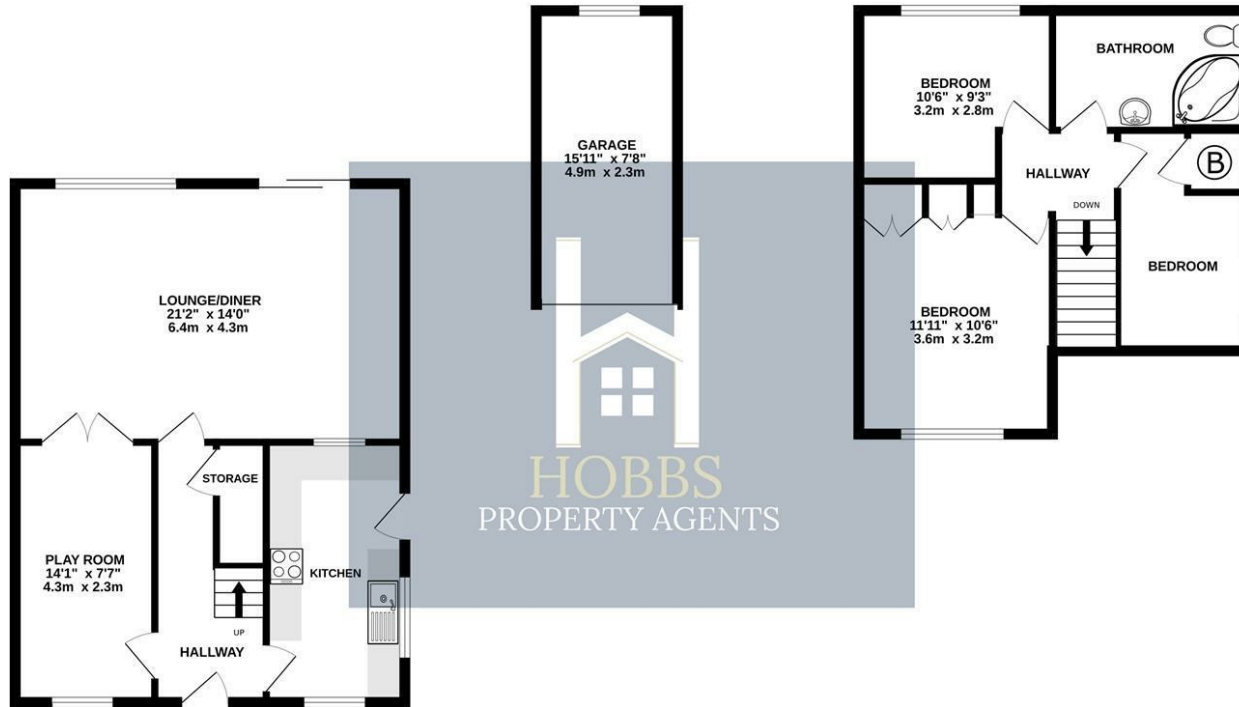






GROUND FLOOR  
717 sq.ft. (66.6 sq.m.) approx.

1ST FLOOR  
437 sq.ft. (40.6 sq.m.) approx.



TOTAL FLOOR AREA : 1154 sq.ft. (107.2 sq.m.) approx.

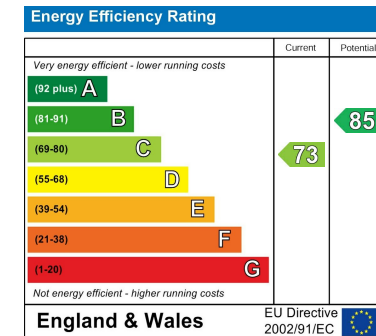
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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



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

01454 529 024

sales@hobbspropertyagents.co.uk