



Modern and Well Presented
3 Bedroom Semi-Detached Home
Bramley Close, Kingswood, Wotton-under-Edge GL12

Guide Price £345,000
www.griffithnobes.co.uk



VILLAGE LOCATION | MODERN SEMI-DETACHED HOME | THREE BEDROOMS

SINGLE GARAGE | SPACIOUS KITCHEN/BREAKFAST ROOM

EPC RATING: D | GAS CENTRAL HEATING | DOUBLE GLAZING

01453 799938

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Bramley Close, Kingswood, Wotton-under-Edge

A well-proportioned three-bedroom semi-detached family home in a popular cul-de-sac position in the heart of the historic village of Kingswood, near Wotton-under-Edge.

This modern property offers well-proportioned and well-presented accommodation throughout.

A welcoming and spacious hallway makes a good first impression with the convenience of a cloakroom housing w/c and wash hand basin situated to the left of the entrance hall.

The kitchen/breakfast room is a particular feature with plenty of space for a dining table as well as a good range of wall and base units. The French doors that lead out onto the rear garden are not only convenient for garden access but also provide an abundance of natural light into the room, giving the whole kitchen a light and airy feel.

The good-sized lounge and three well-proportioned bedrooms compliment this family home beautifully. The family bathroom has the benefit of a separate shower as well as a bath.

Outside the rear garden is fully enclosed with a patio area for al fresco dining. The front of the property has a porch and gravelled garden space for potted plants, as well as a single garage on block at the rear of the property.



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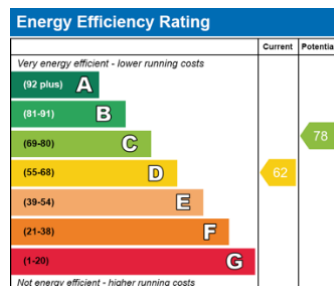
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USEFUL INFORMATION

Local authority: Stroud District Council

Council Tax Band: D (£2,365.84)

EPC Rating: D



BROADBAND & TELEPHONE

Broadband: (Highest available speeds – Download / Upload)

Standard: 7Mbps / 0.8Mbps

Superfast: 49Mbps / 8Mbps

Ultrafast: 1000MBPS / 1000Mbps

Mobile Telephone:

EE*, Three*, O2*, Vodafone*

*some limited or poor indoor coverage

For more information, visit <https://checker.ofcom.org.uk>

UTILITIES

Electricity: Mains Supply

Gas: Mains Supply

Water: Mains Supply

Sewerage: Mains Supply

VIEWINGS

Viewings are available by appointment only.

For further details, please contact us:

Telephone: 01453799938 WhatsApp: 01453799938

E-Mail: hello@griffithnobes.co.uk



IMPORTANT NOTE:

These particulars should not be relied upon as statement or representation of fact and do not constitute part of an offer or contract. The Seller does not make or give, nor do Griffith Nobes Lettings and Management Ltd ("we") or our employees have the authority to make or give any representation or warranty in relation to this property. We would strongly recommend that all information we provide about the property is verified by yourself on inspection. We have not carried out a survey nor have we tested any appliances, services or specific fittings at the property which are NOT included unless specified in writing.

We work with a number of companies that provide services that may be of interest to you, and where you take up a referral, we may earn an average fee of £100.00.

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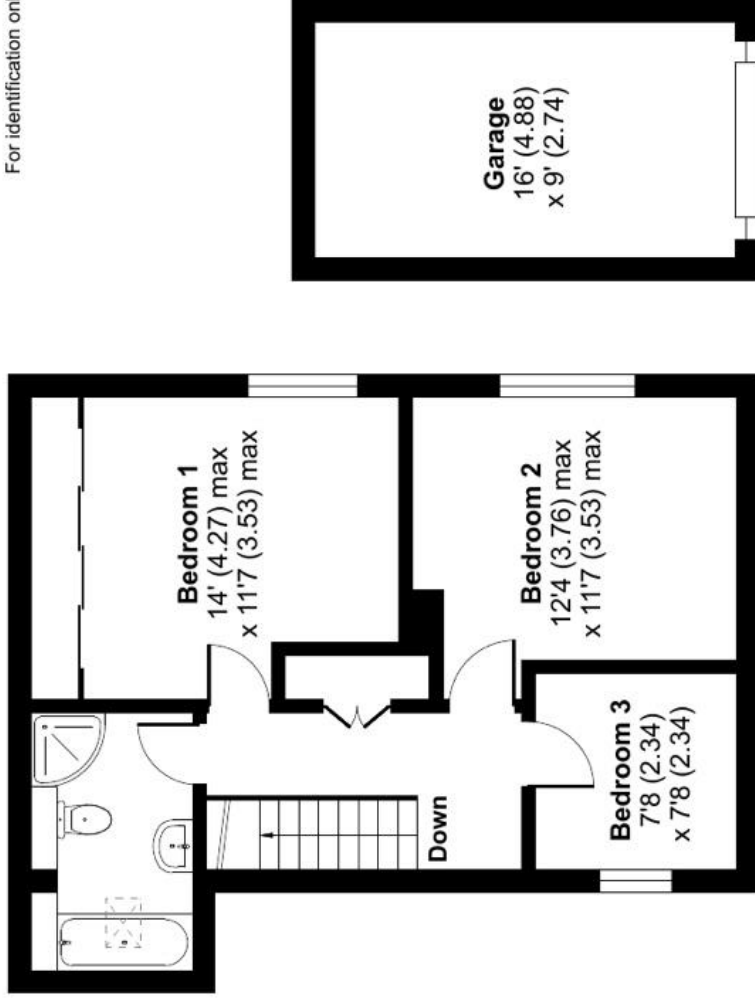
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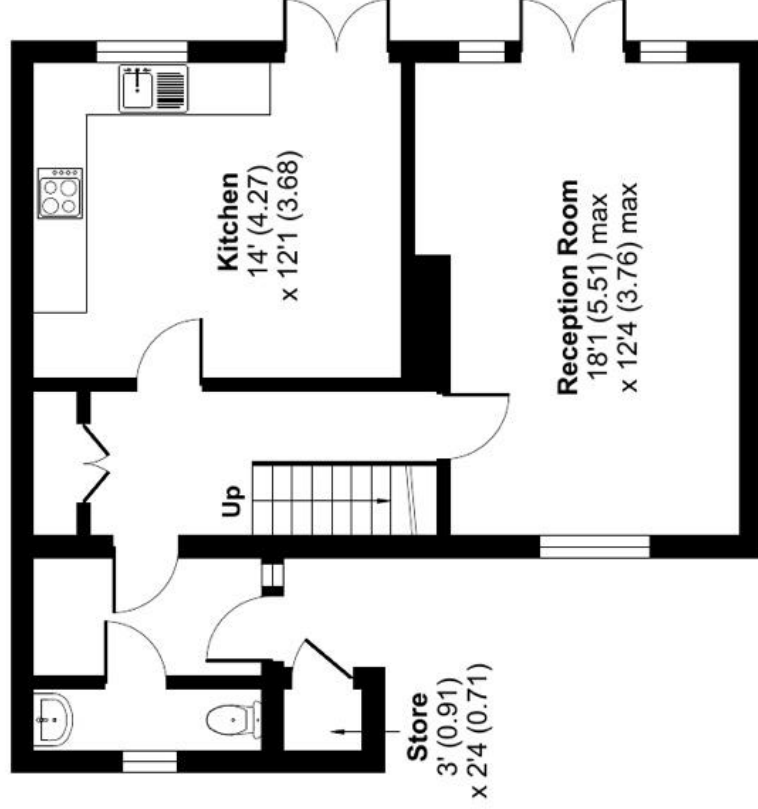


Approximate Area = 1061 sq ft / 98.5 sq m
Garage = 144 sq ft / 13.3 sq m
Store = 7 sq ft / 0.6 sq m
Total = 1212 sq ft / 112.4 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Griffith Nobes Lettings and Management Ltd. REF: 1206236

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