



**SawyerS**  
Sales & Lettings

Timaru, Lake Lane, Frampton On Severn,  
Gloucester, Gloucestershire, GL2 7HG  
Price £395,000



# Timaru, Lake Lane, Frampton On Severn, Gloucester, Gloucestershire, GL2 7HG

**An extended, light & airy four/five bedroom semi-detached home located within this popular village location being only a short distance from canal side walks. Level front and rear gardens, tandem garage and ample parking. No Chain. EPC: E**

**Sawyers Estate Agents** are pleased to offer to the market this extended four/five bedroom semi-detached home located within this popular village setting beyond the famous village green in Frampton on Severn. The light and airy accommodation in briefly consists; Entrance hall, living room, separate dining room/bedroom five, kitchen/dining room and shower room on the ground floor whilst upstairs you will find the four bedrooms and bathroom. Benefits include double glazed windows and LPG fired central heating. The front and rear mature gardens are level and are mainly laid to lawn with shrub borders. The property is approached via the driveway which in turn provides ample off road parking and access to the garage. Early viewing highly recommended to avoid missing out! No Chain

**Amenities:** - The idyllic village of Frampton-on-Severn has its claim to fame as having the largest village green in Britain and is only a short distance from the River Severn which boast one of the largest tidal estuaries and is made famous by the World famous Severn Bore. The Gloucester & Sharpness Canal runs to the west side of the village from Saul Junction to Gloucester Docks. It is a thriving village with an active community benefiting from many clubs and societies, including cricket on the green, sailing and fishing on the townfield lake. Every September Frampton Country Fair takes place in the grounds of Frampton Court. There are also facilities such as Lakefield Church of England Primary School, St Mary's Church, a village shop, doctors' surgery and several cafes and public houses.

The towns of Stonehouse, Dursley, Stroud and City of Gloucester are all 6 to 12 miles away and offer a comprehensive range of business and shopping facilities. Within the area there are first class schools catering for all grades and age groups. The M4 & M5 Motorways are both close-by bringing the larger cities of Swindon, Bristol, Gloucester and Cheltenham within commuting distance.

## Entrance Porch

Glazed timber door to side and storage cupboard. Doors to living room and bedroom 5/dining room.

## Sitting Room 7.3m (23'11") x 3.21m (10'6")

Double glazed window to front, double glazed patio door to rear, coving, fireplace (Currently covered) and two radiators.

## Bedroom Five/Study/Dining Room 4.01m (13'2") x 2.43m (8'0")

Double glazed window to front, radiator and telephone point.

## Kitchen/Dining Room 5.85m (19'2") x 2.42m (7'11")

Glazed timber door to side, double glazed patio door to rear, range of modern fitted wall and base units complemented with contrasting roll edge work surfaces, stainless steel single drainer sink unit with mixer tap, tile splash backs, electric hob with oven under and filter hood over, two radiators and laminate floor.

## Cloakroom/Shower Room

Extractor, shower cubicle, low level WC, pedestal wash hand, part tiled walls and radiator.

## First Floor

## Landing

Access to loft, doors to all rooms.

## Bedroom One 5.7m (18'8") x 3.51m (11'6")

Two double glazed windows to front, built in storage and two radiators.

## Bedroom Two 4.64m (15'3") x 2.16m (7'1")

Double glazed window to rear. Radiator.

## Bedroom Three 3.21m (10'6") x 2.68m (8'10")

Double glazed window to rear. Radiator.

## Bedroom Four 2.73m (8'11") x 2.43m (8'0")

Double glazed window to rear. Radiator.

## Bathroom

Double glazed window to front. Suite consists bath with shower over, pedestal wash hand basin and low level WC. Part tiled walls and radiator.

## Outside

## Front

Approached via a driveway providing ample off road parking an access to the garage. Lawn area and mature shrub borders. Outside light. Side access to rear.

## Tandem Garage 7.34m (24'1") x 2.19m (7'2")

Double timber doors to front, double timber doors to rear, door to living room, power and light. Wall mounted boiler.

## Rear

Enclosed level garden being mainly laid to lawn with flower and shrub borders, trees and paved seating area.

## Selling Agent

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## Local Authority

Stroud District Council - Unknown

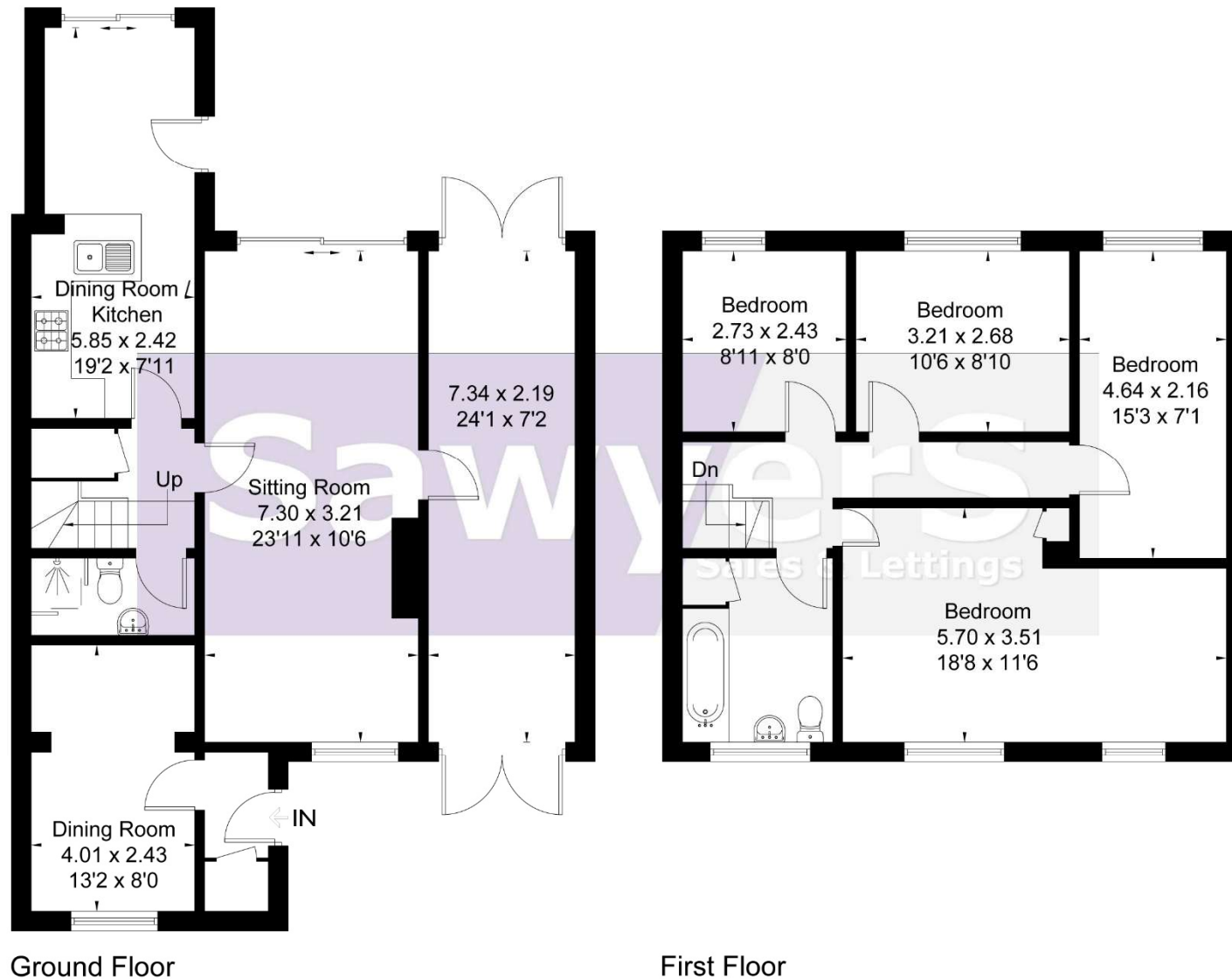
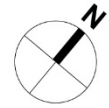
## Directions

For SAT NAV use: GL2 7HG

From our office in Stroud, head out on the A419 sign posted Stonehouse/M5. Continue over several roundabouts until you reach the A38 roundabout. Upon reaching the A38 turn left, sign posted Bristol. Continue for a short distance and turn right onto the Perry Way (B4071) sign posted Frampton-on-Severn. Continue into the village onto Bridge Road. Turn right into Lake Lane. The property will be found a short distance down the road on your left hand side, clearly identified by our For Sale board.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		66
(39-54) <b>E</b>	48	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Approximate Area = 137.4 sq m / 1479 sq ft e



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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**DISCLAIMER:** These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect to this property. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. All measurements and distances are approximate only. Room sizes should not be relied upon for carpets and furnishings. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Floor plans are not to scale. Sawyers Estate Agents/Fine and Country cannot be responsible for any inaccuracy.



