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## **1 Phillimore Gardens, Frampton On Severn, GL2 7HN**

### **£299,950**

This delightful three-bedroom family home having been cherished by its owners since its construction in the early 1960s. This property is now available for the first time on the open market.

The home boasts a spacious lounge and dining area, additionally, a conservatory extends the living space, with a pleasant view over the garden.

One of the standout features of this property is its potential for expansion, with the appropriate permissions, there is ample opportunity to extend and enhance the home to suit your family's needs, whether that be adding extra bedrooms, a larger kitchen, or even a garden room.\*\*\* CHAIN FREE\*\*\*

Porch

Entrance Hall

Lounge/Dining 23'2 x 11'5 (7.06m x 3.48m)

Kitchen 11'7 x 7'10 (3.53m x 2.39m)

Utility Room 10'7 x 6'1 (3.23m x 1.85m)

Conservatory 9'8 x 8'4 (2.95m x 2.54m)

Bedroom 1 12'4 x 12'0 (3.76m x 3.66m)

Bedroom 2 12'1 x 10'5 (3.68m x 3.18m)

Bedroom 3 8'11 x 7'4 (2.72m x 2.24m)

Bathroom

## OUTSIDE

A gated driveway to the front providing off road parking, with secondary front door leading into the Utility room.

The rear garden is all enclosed being mainly laid to lawn with a large patio and pathway to the garden shed.

## Services

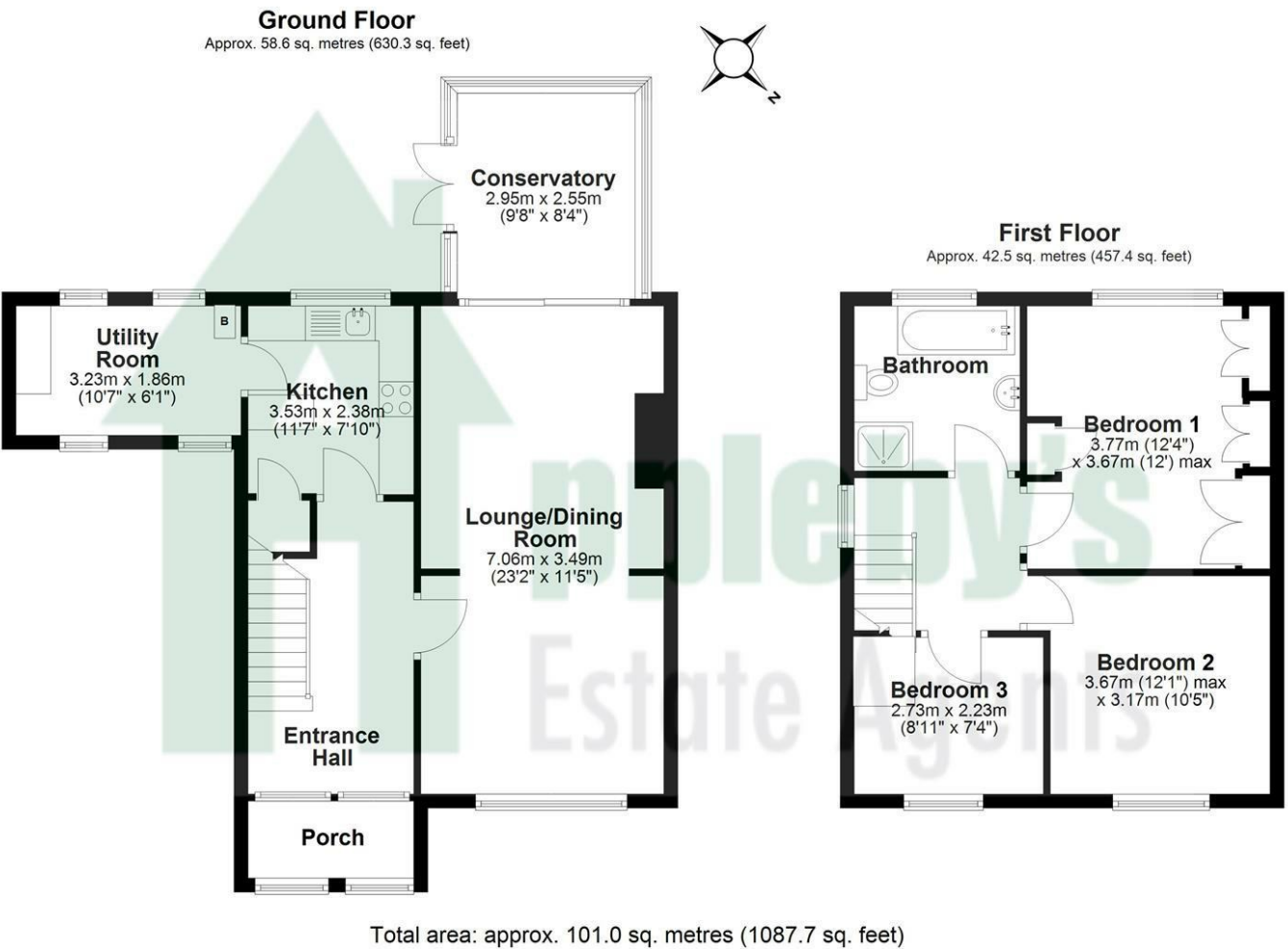
Mains drainage, Oil

Stroud District Council tax band B

## Tenure

Freehold

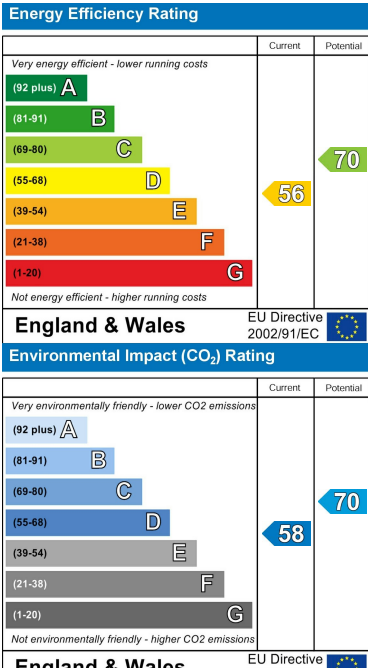
Floor Plan



Area Map



Energy Efficiency Graph



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