



01452 690553



sales@applebys.estate



www.applebysestateagents.co.uk



**19 Ann Wicks Road, Frampton On Severn, GL2 7HH**  
**£335,000**

As a Three bedroom family home located in the sought after rural village of Frampton On Severn. This property benefits from three good sized bedrooms and spacious downstairs accommodation, perfect for a growing family.

Frampton benefits a local primary school, shops, public house and other amenities within easy access to Gloucester, Stonehouse and Stroud. The property is only a short drive away from the M5 motorway.

## Entrance Hall

Lounge 20'9 x 11'8 (6.32m x 3.56m)

Conservatory 10'8 x 7'7 (3.25m x 2.31m)

Kitchen/Breakfast Room 16'2 x 10'11 (max)  
(4.93m x 3.33m (max))

Bedroom 1 11'8 x 11'3 (3.56m x 3.43m)

Bedroom 2 12'7 x 9'6 (3.84m x 2.90m)

Bedroom 3 11'3 x 10'11 (3.43m x 3.33m)

## Bathroom

## OUTSIDE

Driveway to the front of the property providing ample off road parking.

Gated side access with a very useful undercover area along the side of the house, leading to the rear garden which is mainly laid to lawn, with the benefit of garden store which could also be utilised as a studio/workshop or even home office.

## Services

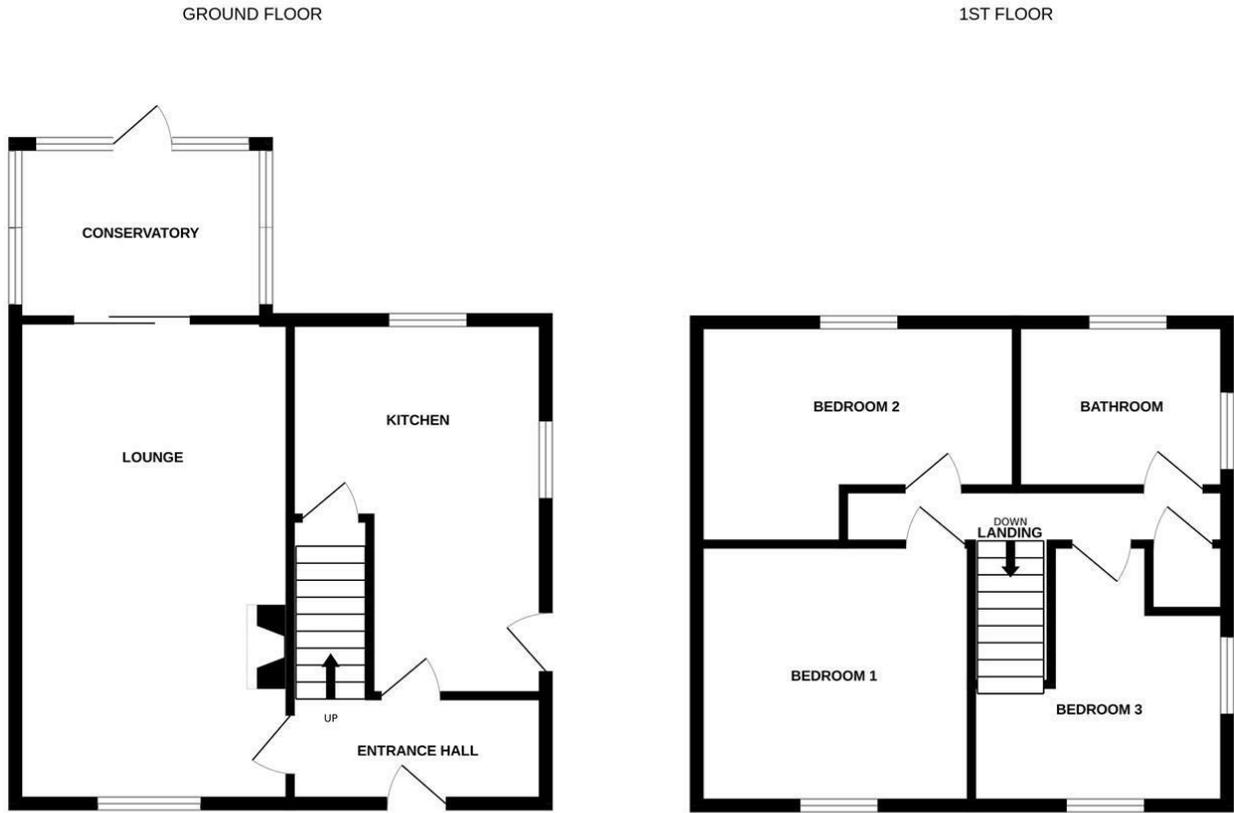
Mains drainage and calor gas.

Stroud District council tax band B

## Tenure

Freehold

# Floor Plan

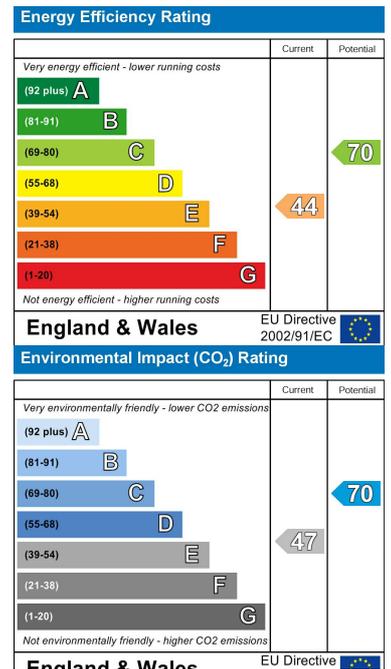


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



# Energy Efficiency Graph



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