

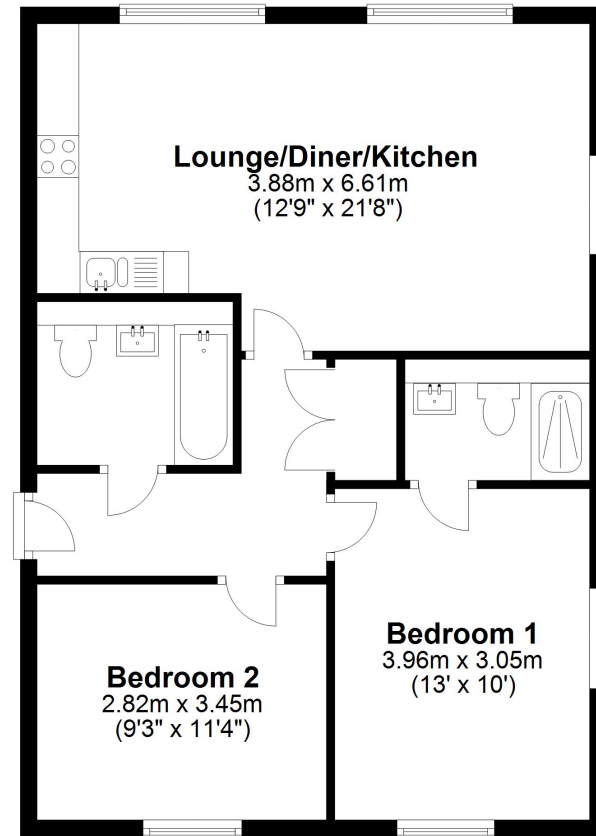


8 Britannia Mews, Wotton-under-Edge, Gloucestershire, GL12 7EJ

£195,000

Ground Floor

Approx. 62.8 sq. metres (676.0 sq. feet)



Total area: approx. 62.8 sq. metres (676.0 sq. feet)

For Illustrative Purposes Only. Not to Scale.
Plan produced using PlanUp.



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Situated within the sought-after Crest Nicholson development at Potters Pond, this beautifully presented ground floor apartment-built in 2016-offers stylish, contemporary living in a prime location. The property is in immaculate condition and benefits from a favourable ground floor position, with generous proportions and an abundance of natural light throughout. The spacious dual-aspect living room flows seamlessly into a well-appointed kitchen and dining area, creating a welcoming and versatile space. Accommodation includes two double bedrooms, with the master featuring a sleek en-suite double shower room, a modern family bathroom, and a practical entrance hall with a walk-in storage cupboard. Externally, the communal areas are well maintained, with allocated off-street parking, visitor spaces, and a shared bin store. This is a fantastic opportunity for buyers seeking a modern, low-maintenance home in a desirable setting-with the added advantage of no onward chain.

Situation

This charming market town enjoys a vibrant High Street with an eclectic mix of independent shops and cafes, complemented by two well-known supermarkets – it even has its own cinema! Wotton-under-Edge is situated amidst beautiful countryside on the edge of the Cotswold escarpment – the Cotswold way runs straight through. Tetbury (approx. 10.1 miles), Cirencester, Bristol, Cheltenham (M5 J14 approx. 5.1 miles) make it an ideal location for families, commuters and outdoor enthusiasts. Katharine Lady Berkeley's Secondary School is an important element in the town and there are two primary schools. Please visit wotton-under-edge.com for a wealth of further information.

Property Highlights, Accommodation & Services

- No Onward Chain • Desirable Location- Walking Distance To Wotton High Street • Ground Floor Apartment
- Two Double Bedrooms • Open Plan Living Room/Kitchen • Main Family Bathroom And Ensuite
- Allocated Off Street Parking Including Visitor Parking • Secure Communal Entrance • Gas Central Heating
- Stroud District Council Tax Band - B

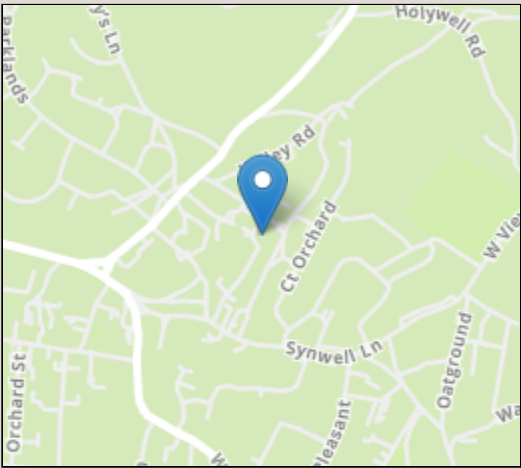
Directions

On entering Wotton under Edge, Proceed to the end of Old Town, continuing into Potters Pond from the war memorial. Britannia Mews will be a short distance down on the left hand side.

Local Authority & Council Tax - Stroud District Council - Tax Band B

Tenure - Leasehold

Contact & Viewing - Email: mil_wottonsales@milburys.co.uk Tel: 01453 842666



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

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