

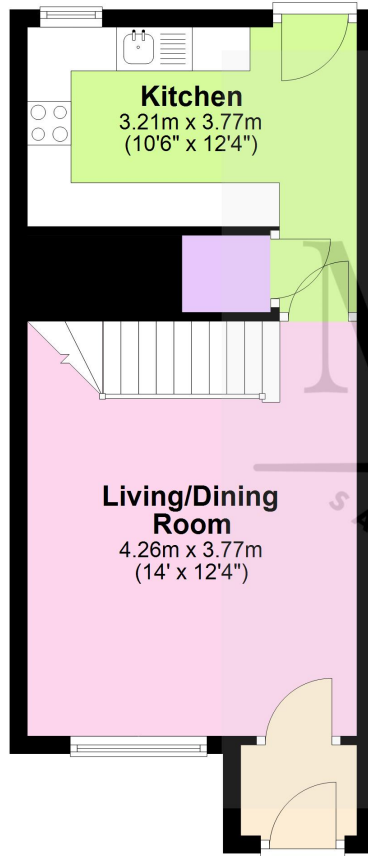


28a Hillesley Road, Kingswood, Wotton-under-Edge, Gloucestershire, GL12 8RU

£259,950

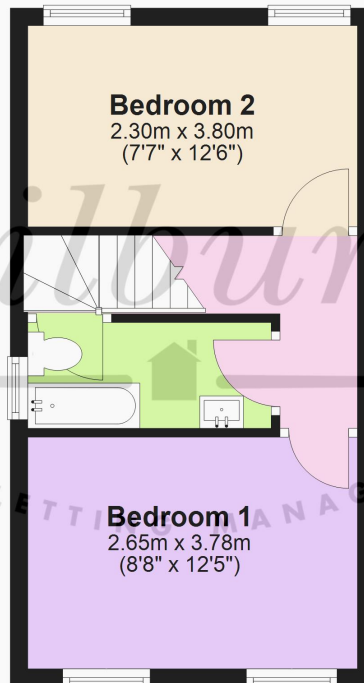
Ground Floor

Approx. 30.2 sq. metres (325.0 sq. feet)



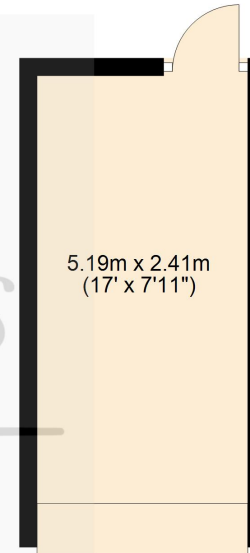
First Floor

Approx. 27.9 sq. metres (300.7 sq. feet)



Garage

Approx. 12.5 sq. metres (134.6 sq. feet)



Total area: approx. 70.6 sq. metres (760.4 sq. feet)

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



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A fantastic opportunity to purchase this well presented two bedroom terraced cottage, suited to first-time buyers, those looking to downsize or investors. Situated within the village of Kingswood, it is close to all village amenities, country walks and within catchment to the local primary school and reputable Katharine Lady Berkeley's Secondary School. Upon entrance through a small porch, you are welcomed into a bright and airy living/dining room with a sizable window attracting plenty natural light into this space. To the rear of the ground floor is a and modern fitted kitchen with a very pleasant outlook over the garden. Completing the downstairs, is a substantial under stairs storage along with access to the rear garden with a gateway to the garage. The first floor houses two double bedrooms, both of good size, along with a smart modern family bathroom complete with storage- the perfect place to hide the towels! Fencing lines the low maintenance rear garden currently laid with patio and gravel. Further benefits include gas central heating, the garage with power and lighting and all being offered with no onward chain.

Situation

The village of Kingswood is located approximately 1.2 miles South West of the market town Wotton under Edge. It allows ideal access to the Cotswolds plus has the benefit of commuting to Bristol via the M5 Junction 14 which is approximately 4.4 miles away. The village has a lovely Conservation High St which leads to the local primary school via the stone (former) Abbey gateway, plus it has the popular Katharine Lady Berkeley's Secondary School (<http://www.klbschool.org.uk>). In the centre of the village there is the local store and Public House.

Property Highlights, Accommodation & Services

- Two Bedroom End Of Terrace Property
- No Onward Chain
- Ideal First Home or Investment
- Cozy and Sociable Living/Dining Room
- Within Catchment Area and Walking Distance to Kingswood Primary School and Katharine Lady Berkeley's Secondary School
- Garage with Power and Lighting
- Close to Beautiful Countryside Walks
- Close to Village and Amenities
- Off-Street Driveway Parking
- Stroud District Council Tax Band B

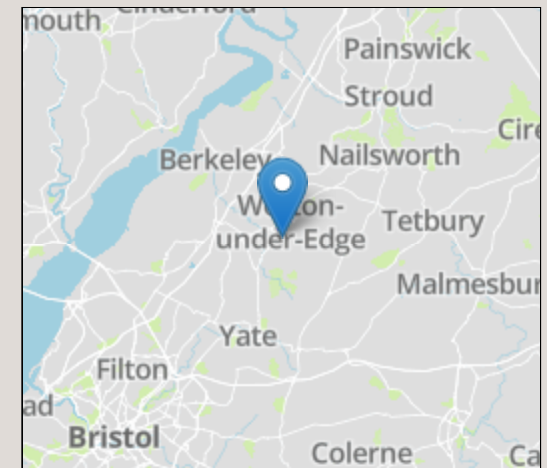
Directions

Entering the village of Kingswood from the direction of Wotton-under-Edge, follow Wotton Road until you reach the Village Inn and turn left. Follow Hillesley Road along and you will find the property on the left handside just after the turning to Walk Mill Lane.

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

Tenure - Freehold

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	63	
(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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