

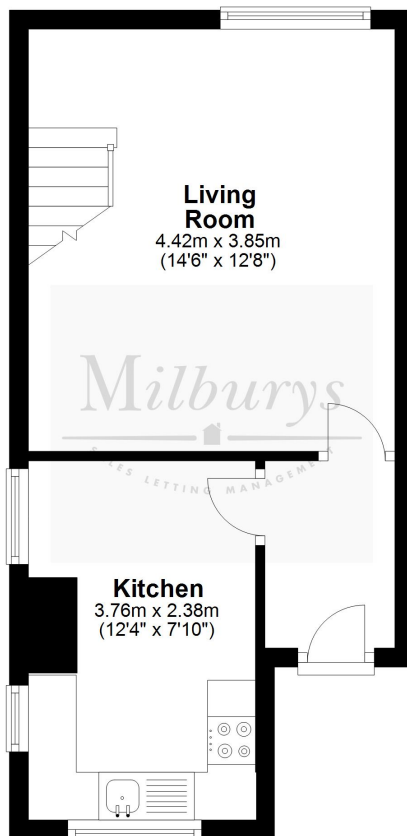


1 The Cottage Katherine Lady Berkeley Mews, School Road, Wotton-under-Edge,
Gloucestershire, GL12 7JL

£190,000

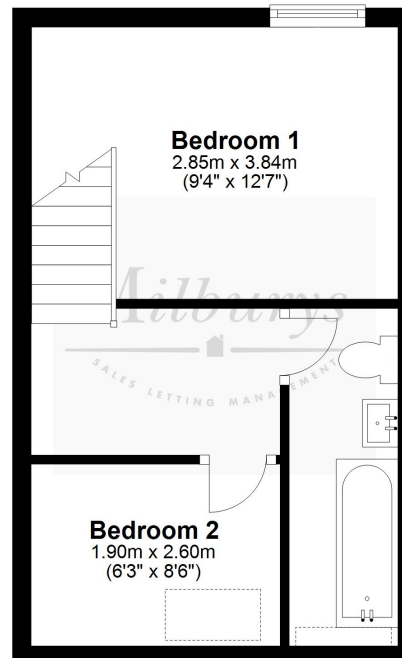
Ground Floor

Approx. 29.2 sq. metres (314.4 sq. feet)



First Floor

Approx. 24.8 sq. metres (266.7 sq. feet)



Total area: approx. 54.0 sq. metres (581.0 sq. feet)

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



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Come and view this pretty end of terrace cottage, tucked away, yet in close proximity to the amenities of the High Street and countryside walks straight from the door. Accessed via a shared pathway, stepping inside this charming character cottage you are greeted by a hallway which leads to the kitchen with a gas hob and oven and is complemented by a space for a dining table. Moving on from here, to the rear of the property is the living room which is both light and of generous size. A staircase from here leads you to the first floor. Upstairs, you will find two bedrooms: one double and one single. The principal bedroom benefits from additional storage space, whilst the single bedroom is cosy yet light from the velux window. The bathroom completes the upstairs- it is equipped with a bath and over-head shower and is enhanced with a velux window. Outside, the property comes with an allocated parking space which is located to the side of the cottage. This is a perfect opportunity for first-time-buyers or perhaps as an investment purchase - with so much right on your doorstep. No onward chain - call today to arrange your viewing!

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, perfect for walkers. 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

- Two bedrooms • End of Terrace Cottage Mews • Walking Distance to Wotton-under-Edge High Street and Shops
- Allocated Parking Space • Generous Sized Living Room • Kitchen/Dining Space • Gas Central Heating
- Perfect First Home or Investment • Stroud District Council - Band A • No Onward Chain

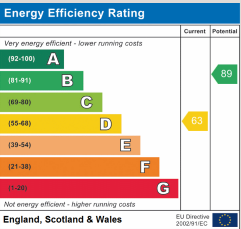
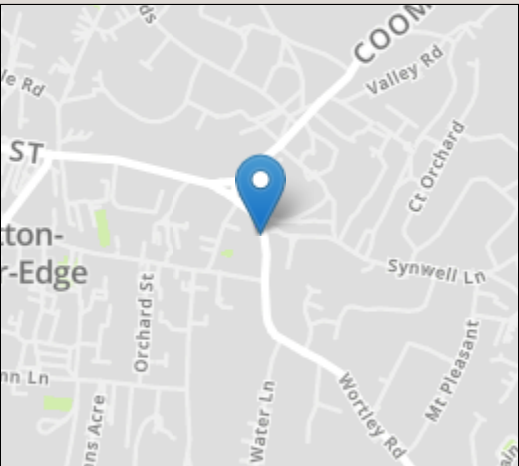
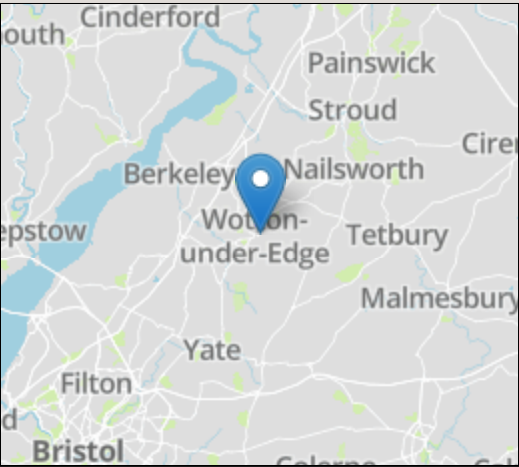
Directions

Heading from Old Town in Wotton Under Edge, continue down from the War Memorial into School Road. Katherine Lady Berkerley Mews is found immediately on your right hand side. Drive through the car park and through the archway where 1 The Cottage is located.

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

Tenure - Freehold (to be confirmed)

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



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