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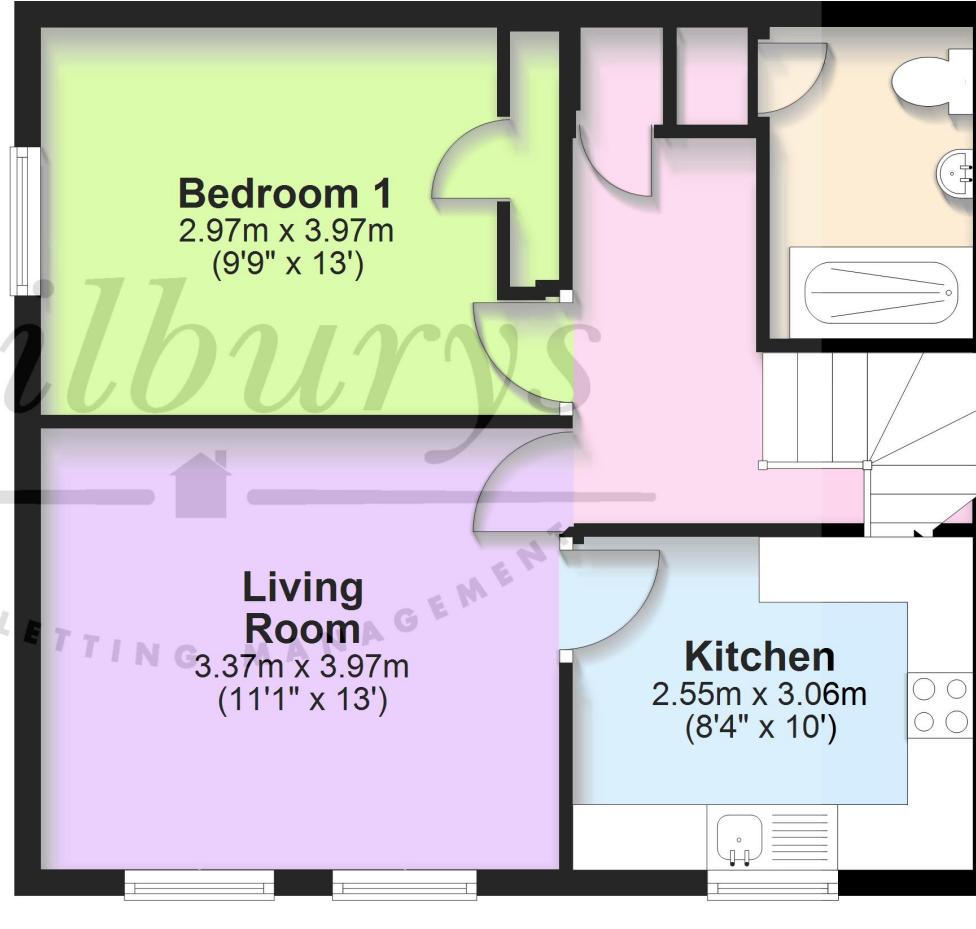
SALES LETTING MANAGEMENT

2 Durns Road, Wotton-under-Edge, Gloucestershire GL12 7JD

**£175,000**

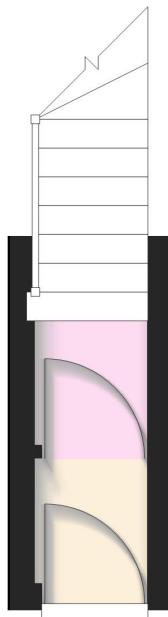
## First Floor

Approx. 45.9 sq. metres (494.2 sq. feet)



## Ground Floor

Approx. 2.1 sq. metres (23.0 sq. feet)



Total area: approx. 48.1 sq. metres (517.2 sq. feet)

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

# 2 Durns Road, Wotton-under-Edge, Gloucestershire GL12 7JD

Are you a first-time buyer, or perhaps an investor looking to expand your portfolio? This one-bedroom maisonette apartment could be perfect for you! Durns Road was constructed in 1986 and is centrally located within Wotton-under-Edge, a short distance from the High Street. The apartment enjoys a private entrance and stairwell leading to the accommodation. Its southerly aspect adorns the living room in natural lighting, creating an inviting space to relax and unwind on an evening. Accessed from here is the kitchen, boasting a tasteful modern finish. There is ample cabinetry and work surface space to craft your favourite recipes! The principal bedroom is an excellent size, complemented by a full-width built-in wardrobe hidden behind tasteful curtains. Generously proportioned, the shower room consists of a white suite, dual-length shower and a spacious storage cupboard. Completing this property is the landing, which contains additional storage. Enhancing its appeal, there is one allocated parking space, with an additional space for guests. This home is one which truly leaves a fantastic lasting impression upon viewing.

## Situation

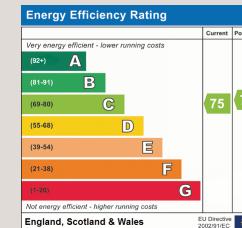
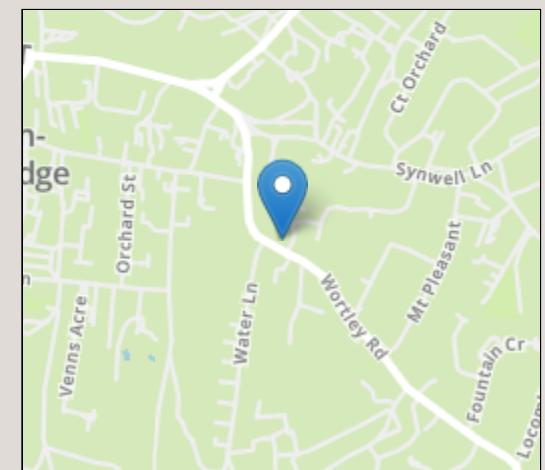
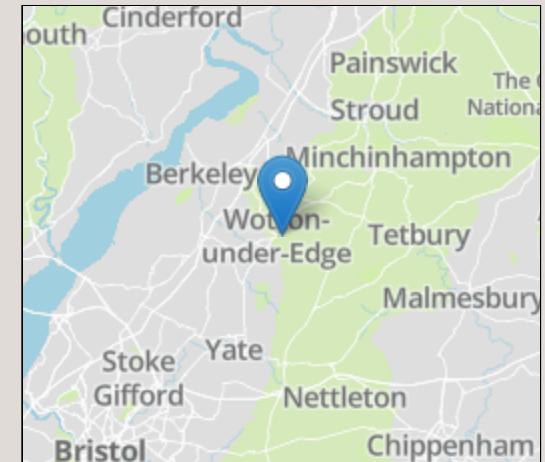
Known as the "Gateway to the Cotswolds," Wotton-under-Edge is a historic market town dating back to Saxon times, situated on the edge of the Cotswold Escarpment. Lying within the Area of Outstanding Natural Beauty, Wotton-under-Edge was ranked as the happiest place to live in Gloucestershire by a survey in 2025. The High Street is lined with traditional stone buildings that house a variety of independent shops, cafés, a Tesco Express, a Co-operative mini-supermarket, The Falcon Steakhouse, and three public houses. The town is also home to the Ram Inn – a famous 13th-century public house now closed to visitors – as well as its own independent cinema, which has been operating since 1911. Junction 14 of the M5 lies approximately 5.1 miles away, offering convenient access for commuters to Bristol, Gloucester, and Cheltenham. Tetbury, home to the King's residence, is just 10.1 miles from Wotton-under-Edge. Around 7 miles away, Cam and Dursley Railway Station provides rail connections to both Bristol and Gloucester until the opening of Charfield Railway Station, expected in Spring 2027 - head to the South Gloucestershire Council website for further updates. For primary education, children can attend The Great British School or Bluecoat Primary School, with additional options available in nearby villages such as Charfield, Tortworth, and Hillesley. The prestigious Katharine Lady Berkeley's Secondary School is located between the neighbouring village of Kingswood and the outskirts of Wotton-under-Edge, making it easily accessible on foot. Visitors may discover this charming town while walking the Cotswold Way. Additional leisure activities include a golf club and a refurbished open-air swimming pool, which operates seasonally.

## Property Highlights, Accommodation & Services

- Ideal First Home or Investment
- Allocated Parking For one Car Plus Visitor Parking
- A Centrally Located One Bedroom First Floor Maisonette Apartment
- Spacious Double Bedroom with Storage
- Shower Room Consisting Of A White Suite And Dual-Length Shower
- Inviting Living Room Bathed in Natural Lighting From Its Southerly Aspect
- Modern Kitchen With Ample Wall And Base Units
- Gas Combination Boiler - Serviced Nov 2025
- A Short Walk From Wotton-Under-Edge High Street
- Stroud District Council - Band A

## Directions

On entering Wotton-under-Edge from the direction of Charfield and on the B4058, proceed to the end of Bear Street, then turn right into Old Town. Drop down to the War Memorial roundabout, taking the second exit - then right into Dyers Brook, which runs into Wortley Road. Durns Road can be found a short distance along on the left-hand side. Number two is found at the front of the cul-de-sac



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