

Milburys

SALES LETTING MANAGEMENT

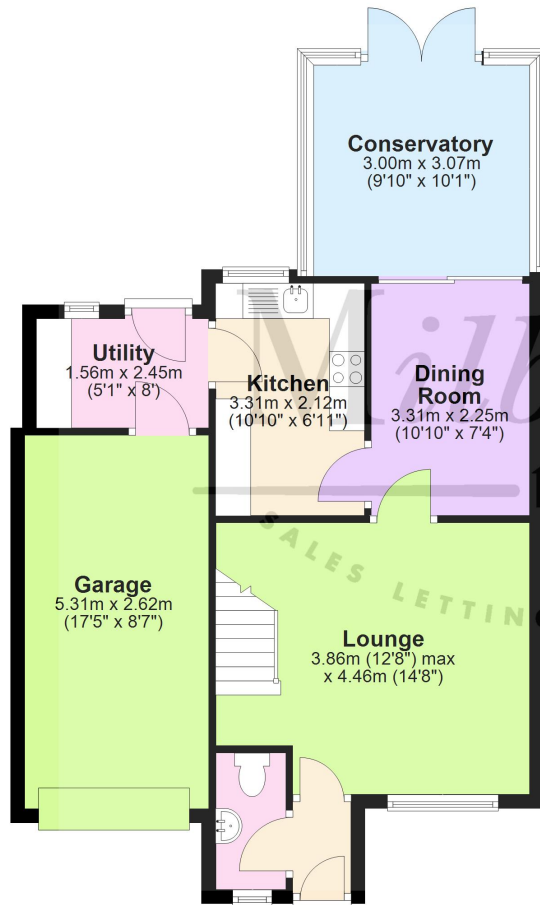


66 Amberley Way, Wickwar, Wotton-under-Edge, Gloucestershire, GL12 8LP

£350,000

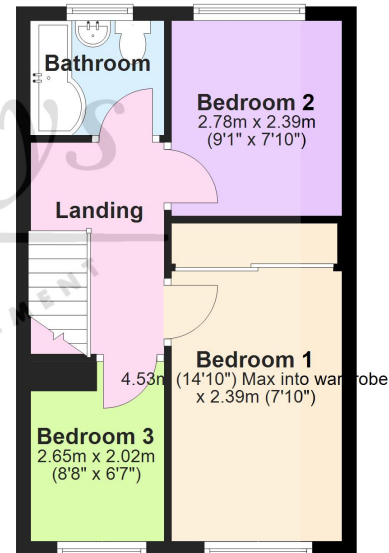
Ground Floor

Approx. 63.2 sq. metres (680.6 sq. feet)



First Floor

Approx. 32.6 sq. metres (351.1 sq. feet)



Total area: approx. 95.9 sq. metres (1031.7 sq. feet)

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



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Offered with NO ONWARD chain! Set in an enviable position overlooking an attractive tree-lined green and just minutes stroll to the popular Alexander Hosea Primary School, country walks and the High Street, this three bedroom linked detached home also comes with a sunny Southerly facing rear garden! Cleaned and presented well, the property is all ready for the next owners to move straight in. The layout of the property comprises of a small entrance hall which leads to a handy downstairs guest cloakroom and then into the living room which faces front overlooking the green. To the rear you will find the kitchen with access into the utility room, and a separate dining area which then leads into the conservatory. From the utility there is also internal access to the single garage. Upstairs there are three bedrooms, the master having built-in wardrobes and a lovely view of the green plus to the Cotswold Ridge hills in the distance! There is also a modern family bathroom. Outside the rear garden is enclosed with a good size lawn area and patio area ideal for seating, whilst to the front a single attached garage has driveway parking to the front.

Situation

With countryside surrounds and a quaint conservation High Street dating back to the 15th century, Wickwar has its own Public House, High Street Social Club, café, hairdressers and youth centre. There are also village playing fields just a stroll from the centre of the village, many local country walks and the picturesque Holy Trinity Church which has a beautiful location just north of the village. Alexander Hosea Primary School is in the village and is very popular, whilst there are several secondary schools in the area which are also of good reputation including the nearby, Katharine Lady Berkeley's Secondary School which is in the catchment for most of the village. Wickwar is also ideal for commuters as the M4 Junction 18 is circa 8.7 miles to the south (passing by Chipping Sodbury) whilst the M5 Junction 14 is only 4.5 miles to the north-west. Chipping Sodbury and Yate are only a short drive away and have many shops, a selection of supermarkets, sports facilities and a train station with direct lines to Bristol and Gloucester.

Property Highlights, Accommodation & Services

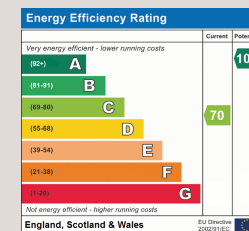
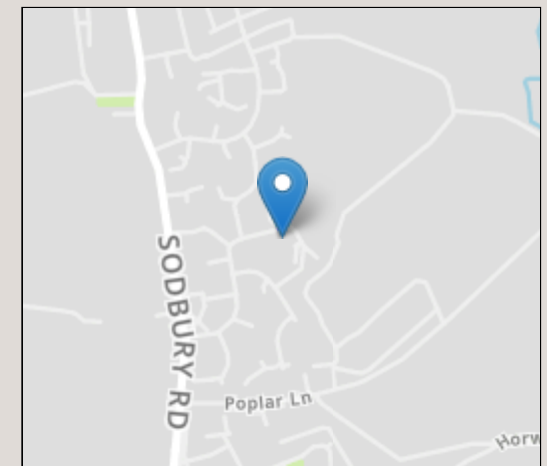
- No Onward Chain!
- Overlooking Attractive Green
- Close to Open Countryside
- Within Walking Distance to Local School and High Street
- 3 Bedroom Link Detached
- Lounge / Kitchen and Separate Dining Room
- Downstairs WC, Utility Room and Conservatory
- Southerly Facing Enclosed Rear Garden
- Single Garage and Driveway Parking
- Council Tax Band - C - South Gloucestershire Council

Directions

From the direction of Chipping Sodbury head into Wickwar and turn right at the mini-roundabout into Amberley Way. Follow the road until you see a large green where you turn right (so the green will then be on your left). The property will be found shortly on your right hand side overlooking the green.

Local Authority & Council Tax - South Gloucestershire Council - 01454 868686 - Tax Band C

Tenure - Freehold



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