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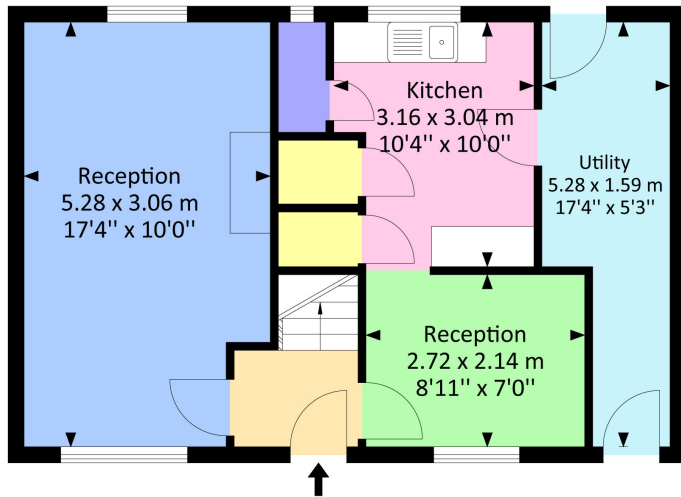
SALES LETTING MANAGEMENT



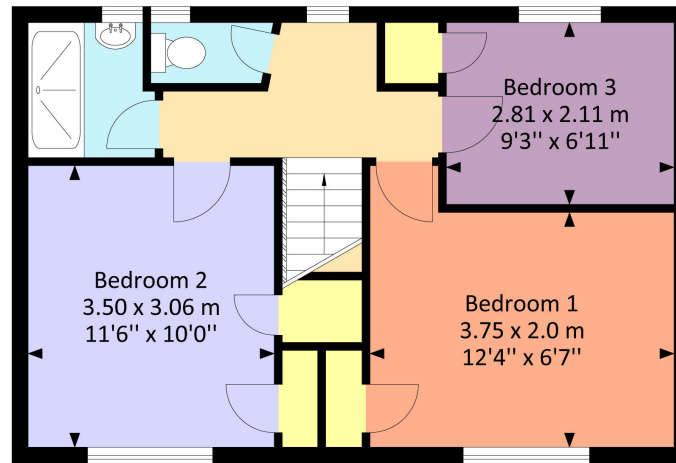
29 Pitman Place, Wotton-under-Edge, Gloucestershire, GL12 7LA

£275,000

29 Pitman Place, Wotton-Under-Edge, GL127LA
Internal Area (Approx)
84.60 Sq.M / 910.60 Sq.Ft
For identification only. Not to scale.
Produced by Energy Plus



Ground Floor



First Floor



29 Pitman Place, Wotton-under-Edge, Gloucestershire GL12 7LA

This three-bedroom semi-detached home is ready for modernisation and the personal touch. Entering into the property to the left is the dual-aspect living room offering plenty of natural light and generous windows to the front and back overlooking the garden. To the right, a separate dining area follows through into the kitchen, where you will find ample storage cupboards offered from three understairs cupboards. Following on from the kitchen you will find a side passage offering plenty of space for bikes and muddy wellies! Three double bedrooms can be found upstairs accompanied by built-in storage; all of comfortable sizes that really allow you to relax in your own space. A shower room and separate WC can also be found. Pitman Place is known for their generous gardens and this is no exception! Mainly laid to lawn. The property benefits from full double glazing throughout. In summary, it is an ideal home ripe for renovation and a perfect opportunity to put your stamp on with only a moment's walk from the local shops and schools.

This property was formerly a Local Authority house and contains a restrictive covenant which requires consent to purchase from the Local Authority. A purchaser who has lived and worked within Gloucestershire or the Cotswolds Area of Outstanding Natural Beauty for at least the last three years immediately prior to the purchase would qualify for automatic consent in accordance with section 157 of the Housing Act 1985.

Situation

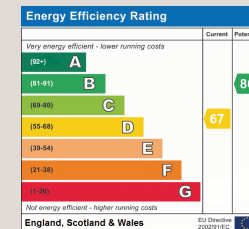
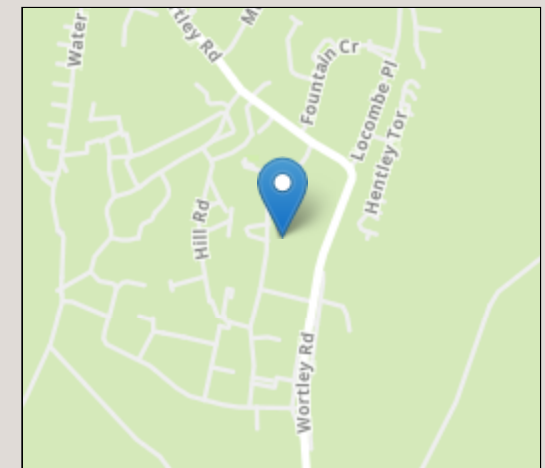
This charming Cotswold market town enjoys a vibrant High Street with an eclectic mix of independent shops and cafes, further complemented by two mini-supermarkets plus its own independent cinema (dating back to 1911) which shows current and arthouse films with digital and 3D equipment! Wotton-under-Edge is situated amidst beautiful countryside on the edge of the Cotswold escarpment, ideal for families and for those wanting to be part of a thriving community. The M5 Junction 14 is approx. 5.1 miles for commuters to Bristol, Gloucester and Cheltenham whilst Tetbury is 10.1 miles. For rail links to Bristol and Gloucester Cam and Dursley Railway Station is approx. 7 miles away. There are two Primary Schools centrally located in Wotton plus you will find more in the surrounding villages of Charfield, Tortworth and Hillesley. For secondary education the reputable Katharine Lady Berkeley is situated on the outskirts of the town in nearby Kingswood so still walking distance. Outdoor pursuits include exploring the Cotswold Way which runs directly through the town, the local Golf club, a refurbished Open Air Pool Swimming Pool (seasonal) with a retractable enclosure and for those with a flair for antiques and collectables, why not visit the Wotton Auction Rooms

Property Highlights, Accommodation & Services

- SECTION 157 Housing Act 1985 – This property was formerly a Local Authority house and contains a restrictive covenant which requires consent to purchase from the Local Authority. A purchaser who has
- Three Good Sized Bedrooms • In Need Of Updating And Modernisation • Perfect First Home or Investment
- Generous Sized Dual Aspect Living Room • Gas Central Heating And Double Glazing • Driveway Parking
- Larger than Average Rear Garden • Close Proximity to an Ofsted-Graded Outstanding Primary School and KLB Catchment
- Stroud District Council - Band B

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 round-about, taking the second exit - then right into Dyers Brook which runs into Wortley Road. Head



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