



2 Hill Road, Wotton-under-Edge, Gloucestershire, GL12 7LW

£259,995

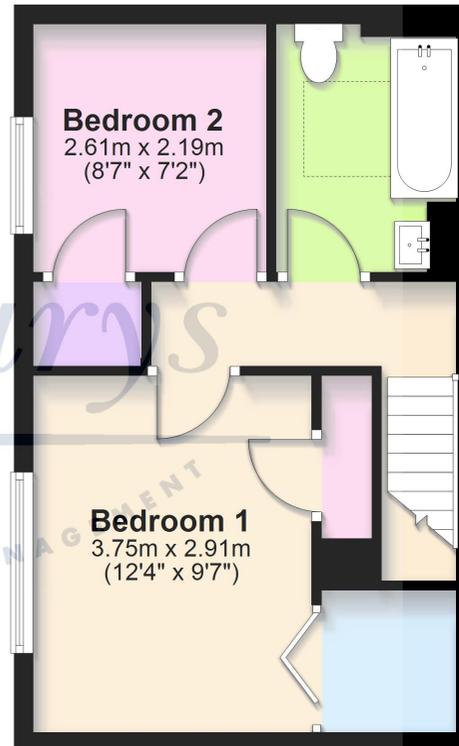
Ground Floor

Approx. 31.3 sq. metres (337.0 sq. feet)



First Floor

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



Total area: approx. 60.5 sq. metres (651.5 sq. feet)

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



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With an elevated position, this two-bedroom semi-detached home is perfect if you are looking for your first home or an investment opportunity. Taking the steps from the driveway, you enter into a convenient porch with ample storage for muddy boots. Following through, you are greeted by an airy entrance hallway with the kitchen to your left, offering plenty of counter space and cabinets, accompanied by a pleasant view of the rear garden. Occupying the rear is a charming living room, well-proportioned with an aesthetic fireplace creating an inviting atmosphere while sliding patio doors flood the room with natural light. Upstairs, the master bedroom has been designed with space-saving in mind, featuring two built-in storage cupboards and a double-glazed window inviting the morning sun. The single bedroom also benefits from built-in storage. The family bathroom is a modern suite, decorated with tiled walls and bathed in natural light from the Velux window. The private rear garden is enclosed by mature trees and shrubs, mainly laid to lawn with a raised patio seating area, perfect for social events with friends and family, while allowing children to play freely. The property boasts driveway parking, with a further parking space at the end of the road. The British School is a stone's throw away, and you are within easy walking distance to Wotton's historic High Street and the catchment area for the reputable Katharine Lady Berkeley's Secondary School. In summary, this home offers many benefits and a location with numerous modern conveniences.

Situation

Property Highlights, Accommodation & Services

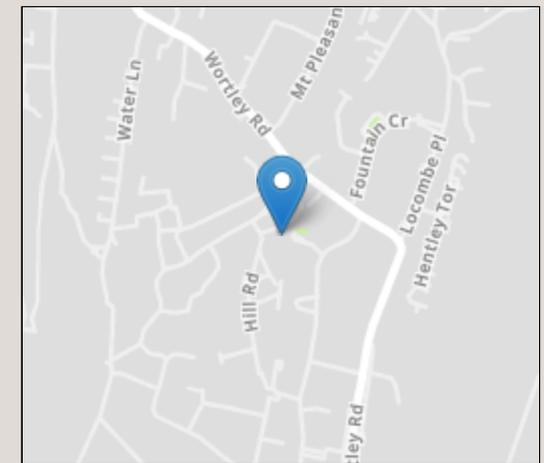
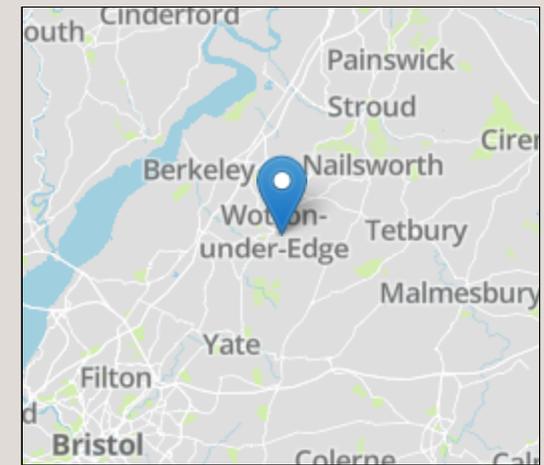
- Two Bedroom Semi Detached Home
- Popular Residential Area
- Perfect First Time Buyer, Investor And Downsizer Home
- Spacious And Light Bathroom
- Walking Distance to Wotton-under-Edge High Street and Shops
- Private Rear Garden
- Gas Central Heating
- Driveway Parking
- Within Catchment Area and Walking Distance to The British School, Bluecoat Primary School and Katharine Lady Berkeley Secondary School
- Stroud District Council - Band D

Directions

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

Tenure -

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	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

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