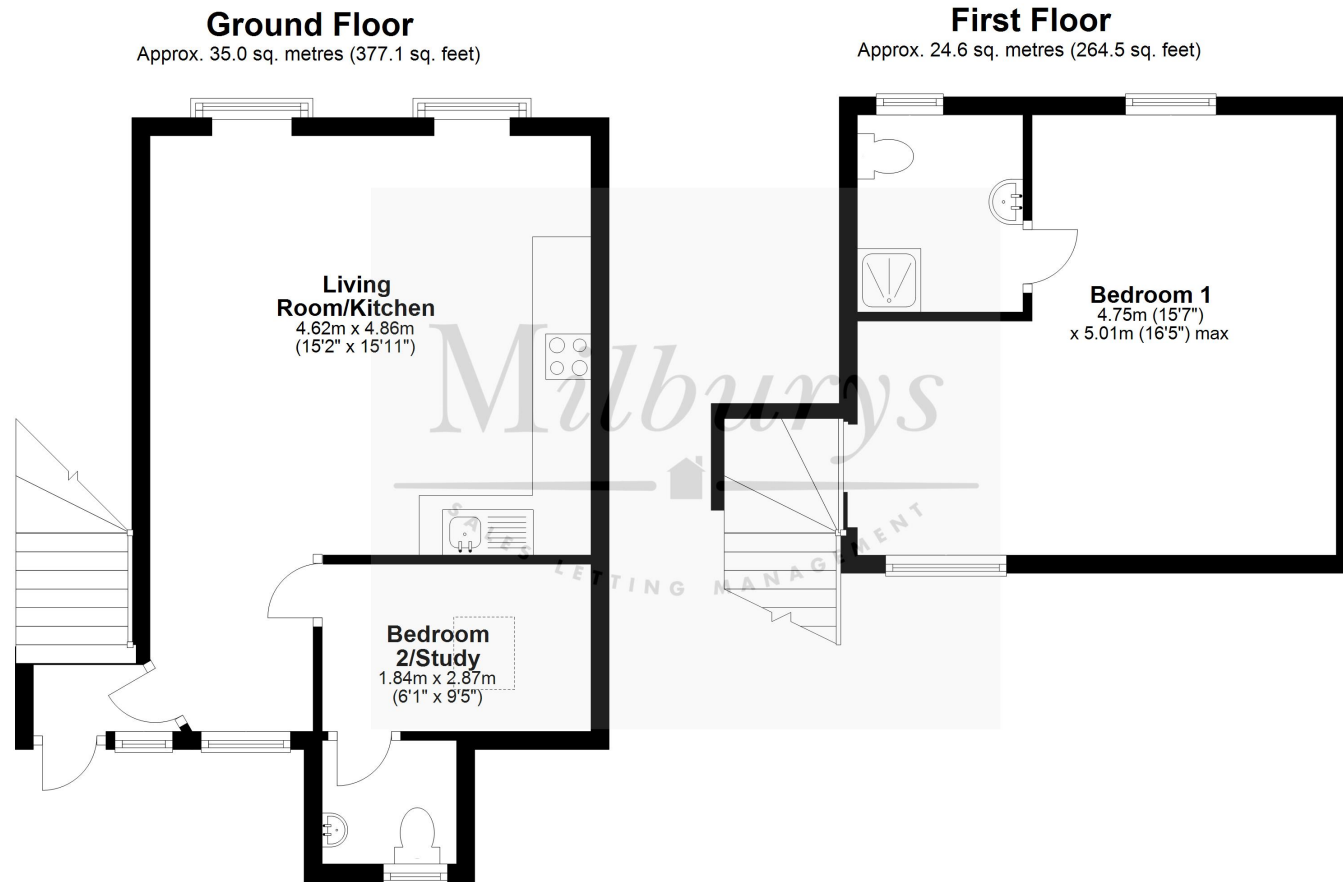




Flat 1, 3 Market Street, Wotton-under-Edge, Gloucestershire, GL12 7AE

£169,950



Total area: approx. 59.6 sq. metres (641.6 sq. feet)

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



# Flat 1, 3 Market Street, Wotton-under-Edge, Gloucestershire GL12 7AE

A superb first floor apartment in the heart of Wotton Under Edge with access to all the amenities right from the threshold. The accommodation is well proportioned, light and spacious and arranged over two floors. Accessing the property from a secure communal entrance, you enter into a generous open plan living room/kitchen; dual windows allow for a bright and airy space. The kitchen is modern and well equipped, complete with hob and dishwasher. Also on the first floor is bedroom two/study enhanced by a separate cloakroom. Head up the staircase you find the principal double bedroom with vaulted ceilings and a dormer window, blessed by with its own ensuite. In a short, a fantastic flat, suited to a first time buyer or investment purchaser alike, looking for a property in the heart of Wotton Under Edge, further benefitting from no onward chain. Book your viewing with the Wotton Under Edge Office today.

## 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. 5.1miles 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

- Character Two Bedroom Apartment
- Arranged Over Two Floors
- Central Wotton Town Location
- Grade II Listed
- Principal Bedroom With En-Suite
- Second Bedroom/Office Complete With Cloakroom
- Open Plan Kitchen/Living Area
- No Onward Chain
- Electric Heating
- Stroud District Council - Band A

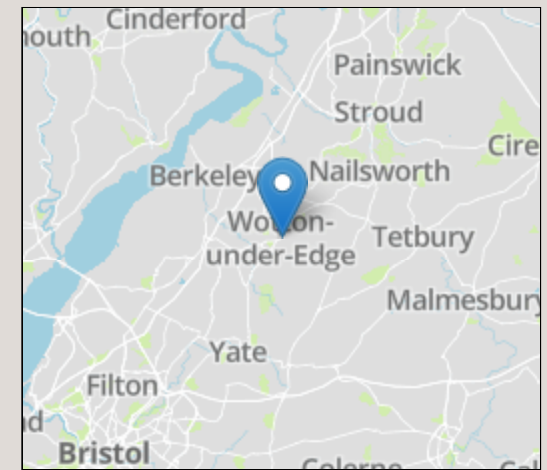
## Directions

Heading up Long Street which then becomes High Street. Turn right into Market Street, opposite Milburys Estate Agents. Number 3 is located on the right hand side.

## Local Authority & Council Tax -

**Tenure** - Leasehold

**Contact & Viewing** - Email: [wotton@milburys.co.uk](mailto:wotton@milburys.co.uk) Tel: 01453 842666



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