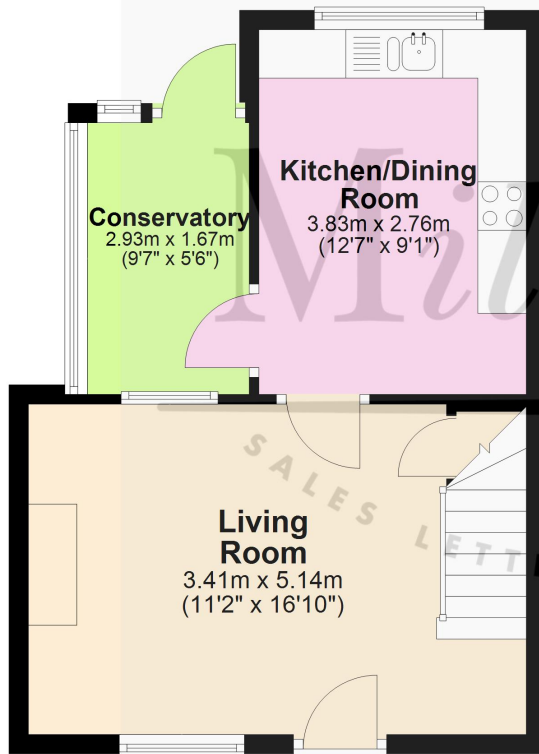






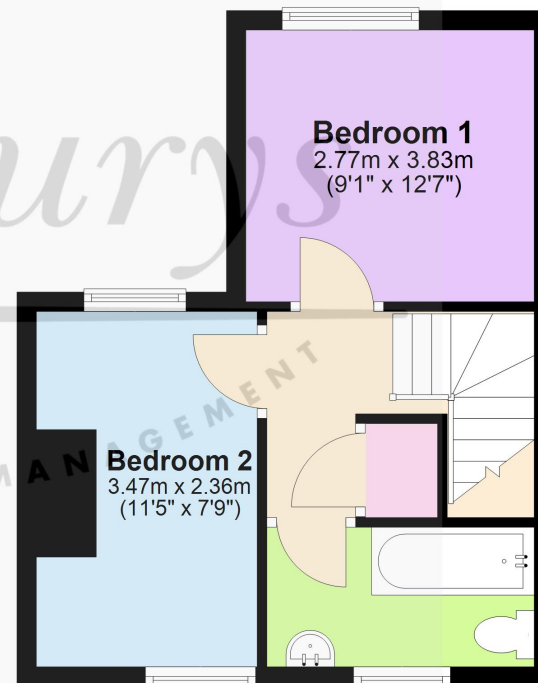
## Ground Floor

Approx. 33.7 sq. metres (363.0 sq. feet)



## First Floor

Approx. 29.1 sq. metres (313.3 sq. feet)



Total area: approx. 62.8 sq. metres (676.4 sq. feet)

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



# 34 Bradley Road, Wotton-under-Edge, Gloucestershire GL12 7DT

Fostering many memories, this charming two bedroom terraced cottage, is looking for a new owner and is a perfect for a first buyer or downsizer. Through the front door you enter into the cosy living area. Understairs storage and a beautiful stone brick fire place completes this loving room and makes it perfect to entertain and enjoy special moments with loved ones. The kitchen diner has been tastefully decorated, in keeping with character features whilst providing a modern cottage feel! Further complimented with integrated appliances and wonderful views of the garden and an outlook of Bradley Green. A boot room really ties the downstairs together and is a great space to store muddy boots after a nice stroll along the Cotswold Way! Upstairs, two double bedrooms both a great size, a useful storage cupboard and a smart modern bathroom. The rear garden is ideal for the green thumbed with plenty of beautiful plants to keep you occupied or to just enjoying the scenery in the sun on the raised decking. Complete with storage under the decking the garden is a true delight and an amazing place to be one with nature- all a 10 minute walk from the excellent amenities within the local Wotton-under-Edge High Street.

## 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. The Great British School and Bluecoat Primary School are 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).

## Property Highlights, Accommodation & Services

- Cosy and Light Living Area Complete with a Working Feature Fireplace • Gas Central Heating And Double Glazing
- A Charming 19th Century Character Cottage • A Ten Minute Walk of all the Excellent Amenities Wotton-under-Edge High Street
- Perfect First Time Buyer And Downsizer Home • Close To Beautiful Countryside and the Cotswold Way
- Sought after Area of Wotton-under-Edge • Raised Decking Complete with Storage
- Within Catchment of Excellent Primary Schools and Katherine Lady Berkeley Secondary School • Stroud District Council Tax Band C

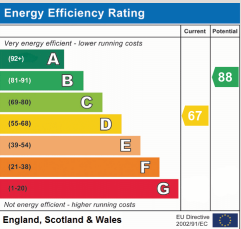
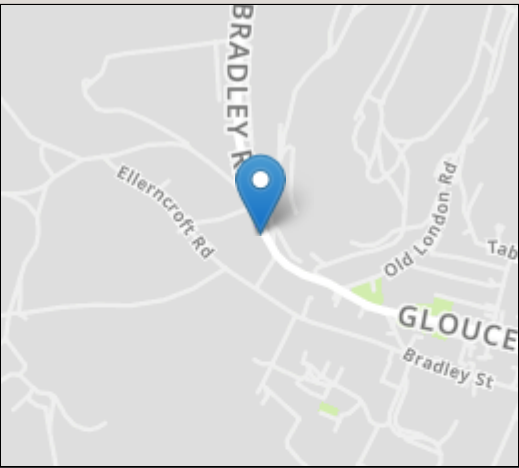
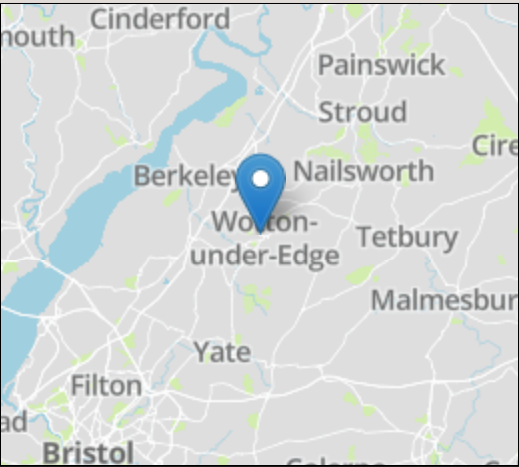
## Directions

Entering Wotton-under-Edge from the B4058 follow to the end of Haw Street and take a left onto Gloucester Street and follow up until you reach Bradley Road where the property can be found on your left hand side behind some railings.

## Local Authority & Council Tax - Stroud District Council - Tax Band C

## Tenure - Freehold

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



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