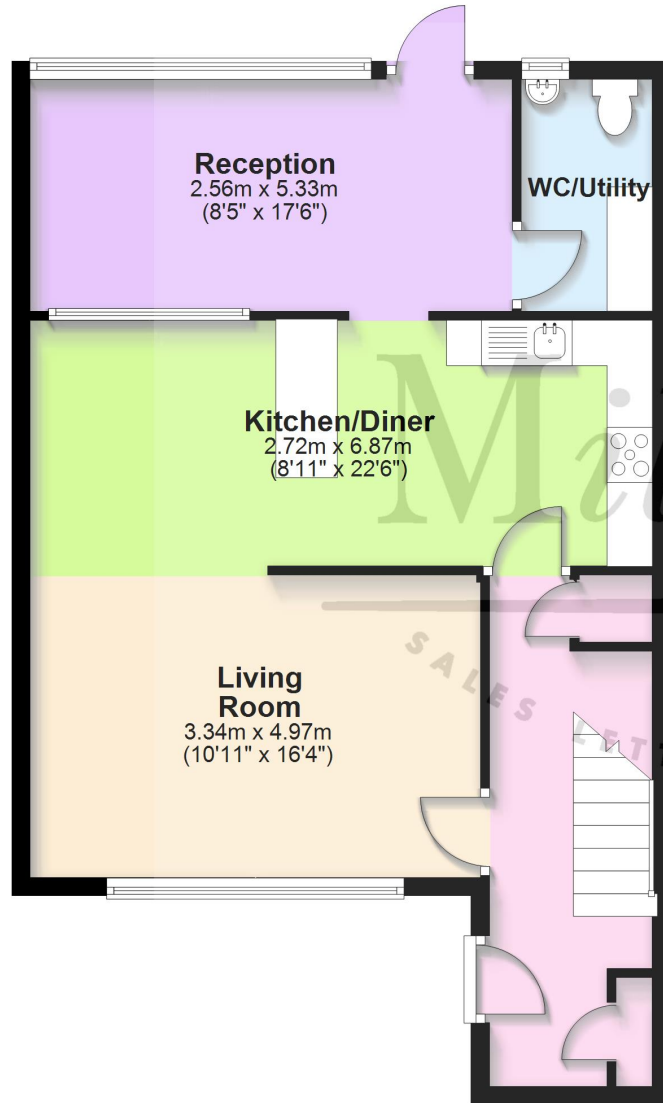




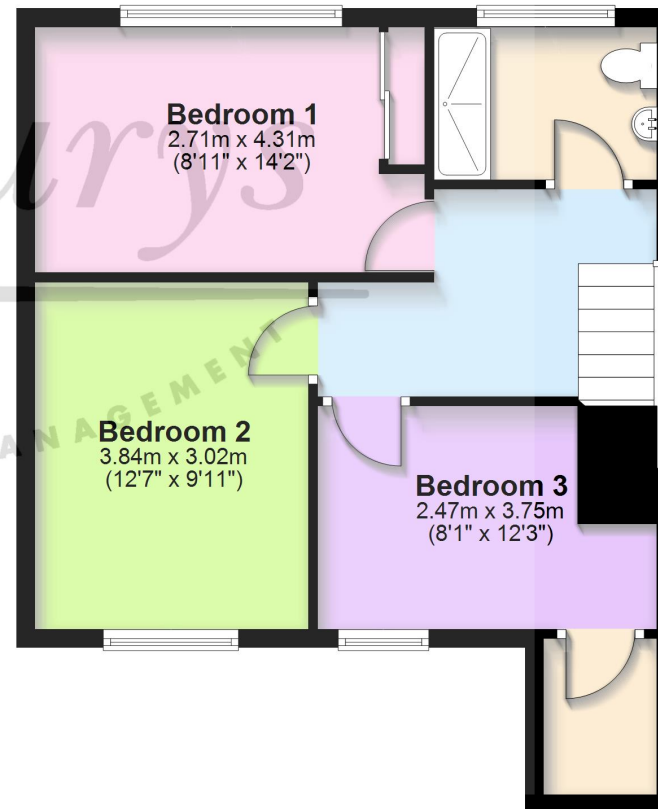
Ground Floor

Approx. 64.6 sq. metres (695.8 sq. feet)



First Floor

Approx. 48.0 sq. metres (516.2 sq. feet)



Total area: approx. 112.6 sq. metres (1212.0 sq. feet)

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

2 Parklands, Wotton-under-Edge, Gloucestershire GL12 7LT

Nestled a moment's walk from Wotton's High Street before the neighbouring hamlet of Coombe, this exquisite terraced home sits at the head of the mature Parklands estate overlooking extensive grass-lined verges. You're welcomed into the home by a well-appointed central hallway that seamlessly connects the property's ground and first floors. Most notably, the windows span the width of the living room, bathing the space in plenty of natural lighting from the southerly-facing aspect. The home boasts a beautiful open plan design, following through to the kitchen/dining room. Tastefully upgraded to a high specification, this is a great space to cook family meals with the sociable flow created by the breakfast bar – perfect for casual entertaining. Connecting is an open, insulated conservatory space that offers an extension of the home. This versatile space is perfect for a family/play room with a conjoined WC and utility space. Upstairs houses three double bedrooms - all of great proportions and plenty of natural lighting - and a tastefully designed shower room. The third bedroom benefits from a secondary, fully enclosed space, currently utilised as a gaming room; however, it could be transformed into an en-suite for guests or a walk-in wardrobe. The rear garden is perfect for pooches, children and entertaining, mainly laid to lawn with mature shrubs to either side. A patio extends from the property, inviting summer barbeques or winter fire-pits with friends. Accompanying the property is a detached single garage with power and lighting, offering a great storage space! Found in a sought-after location, blending current modern living and a high specification finish, just turn the key and move your furniture in!

Situation

Situated on the Cotswold Way, this charming character Market Town has an eclectic mix of local shops and businesses on its vibrant High Street. Golf courses, beautiful surrounding countryside plus access to Tetbury (approx 10.1 miles), Cirencester, Bristol and the M5 (Junction 14 is approx 5.1 miles) make it an ideal location for families, commuters and outdoor enthusiasts. The nearby Katharine Lady Berkeley's Secondary School (approx 0.7 miles) is an important element in the town, plus there are two primary schools. It even has its own cinema!

Property Highlights, Accommodation & Services

- Thoughtfully Renovated Three Bedroom Mid-Terraced Home In A Highly Sought-After Location in Wotton-under-Edge
- Three Double Bedrooms With Additional Enclosed Space - En-Suite Potential, Teenager's Den or Walk-in Wardrobe
- Downstairs Utility Area with Spacious Downstairs Cloakroom
- Insulated Conservatory Space - Perfect For a Family/Play Room Onto The Garden
- Detached Single Garage and Driveway Parking
- Generous Sized Garden with Patio Seating Area and Rear Access
- Walking Distance To Wotton High Street And The Cotswold Way
- Gas Central Heating And Double Glazing
- Stroud District Council - Band D

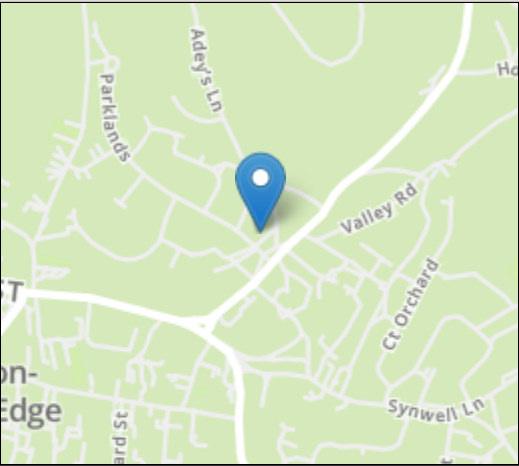
Directions

On entering Wotton-under-Edge from the direction of Charfield (B4058) - proceed along Bear Street, and turn right at the T junction into Old Town. At the War Memorial, turn left into Coombe Road, Parklands will be a short distance on your left-hand side. Entering the estate, 2 Parklands is on the first right-hand side.

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

Tenure - Freehold

Contact & Viewing - Email: mil_wottonsales@milburys.co.uk Tel: 01453 842666



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		82
(81-91)	B		
(69-80)	C		64
(55-68)	D		
(39-54)	E		
(21-38)	F		55
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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