

Milburys

SALES LETTING MANAGEMENT

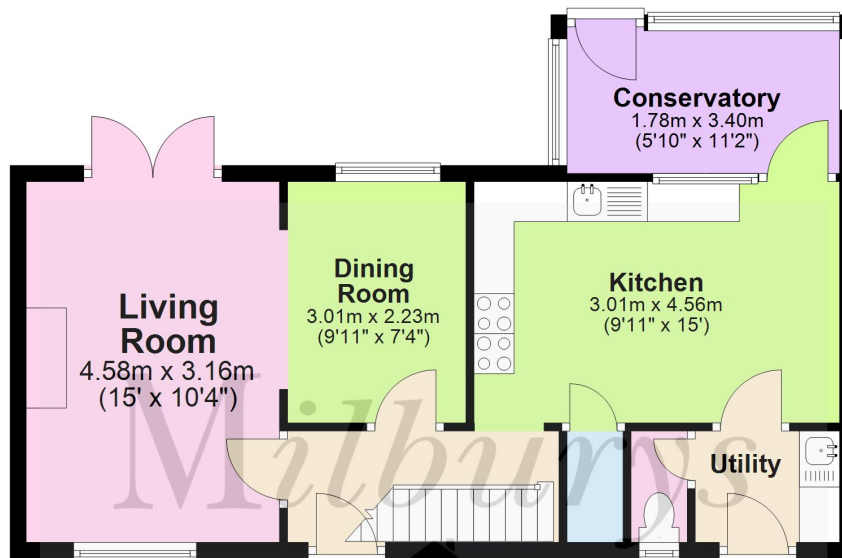


16 Fountain Crescent, Wotton-under-Edge, Gloucestershire GL12 7LD

£290,000

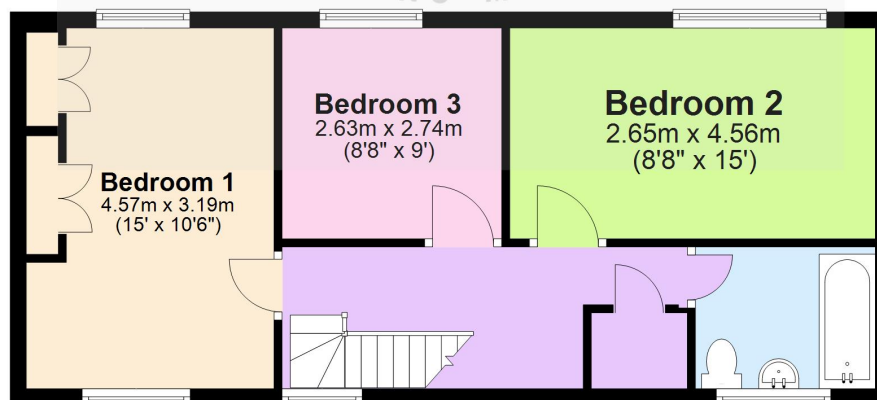
### Ground Floor

Approx. 52.3 sq. metres (562.9 sq. feet)



### First Floor

Approx. 48.6 sq. metres (523.4 sq. feet)



Total area: approx. 100.9 sq. metres (1086.3 sq. feet)

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

# 16 Fountain Crescent, Wotton-under-Edge, Gloucestershire GL12 7LD

Situated in the market town of Wotton-under-Edge, in close proximity to the town's amenities, and primary and secondary schools you will find this deceptively spacious mid-terraced property. Set back from the road in a cul-de-sac setting, front and rear gardens, with generous accommodation throughout, makes this the perfect family home, ready for the new owner's to put their own stamp on. Once inside the front door you step into a wide hallway that leads into a light and airy living room with adjoining dining room area, dual aspect, with double doors to the garden, plus there is a woodburner to warm winters evenings. This in turn leads onto a lovely open-plan fitted kitchen/dining room with plenty of space, a range cooker and adjoining conservatory over-looking the garden, and to the front there is a separate utility area and cloakroom with additional access outside. Head upstairs and the accommodation is ample. The principal bedroom is generous with dual aspect windows, built-in wardrobes and a feature fireplace. The second bedroom is also a spacious double, whilst bedroom three is a very good sized single with plenty of space for chest of drawers and wardrobes. The real beauty is that all three bedrooms over look the rear garden. The family bathroom completes the upstairs, all accessed off a good-sized landing. Outside you will discover a great sized mature garden, a sunny aspect, with raised beds, greenhouse, shed and patio seating area to enjoy al-fresco dining. Further benefits include gas central heating, double-glazed windows and ample driveway parking. In our opinion a superb property, that offers so much, along with no onward chain. Book your viewing today with our Wotton Office.

## 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.

## Property Highlights, Accommodation & Services

- Spacious Mid-Terrace House
- Three Bedrooms- Two Double And One Generous Sized Single
- Walking Distance Of Primary And Secondary School, Local Shops, Play Park And Countryside Walks
- Front and Rear Gardens
- Generous Dual Aspect Living Room With Woodburner
- Spacious Kitchen/Diner With Door to Conservatory
- Conservatory Overlooking Garden
- Downstairs Cloakroom And Utility Area
- No Onward Chain
- Stroud District Council - Band B

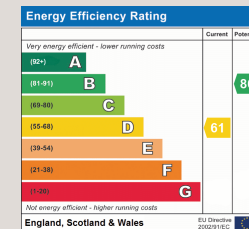
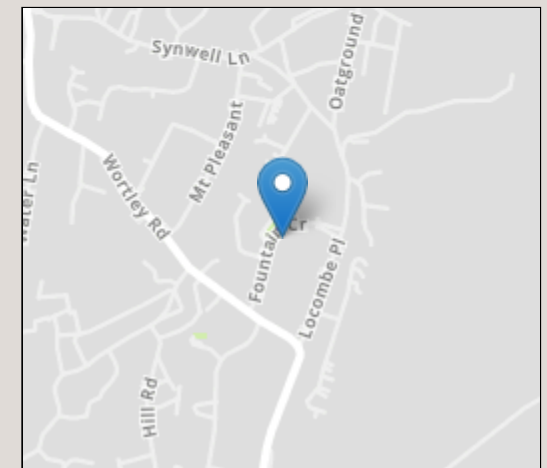
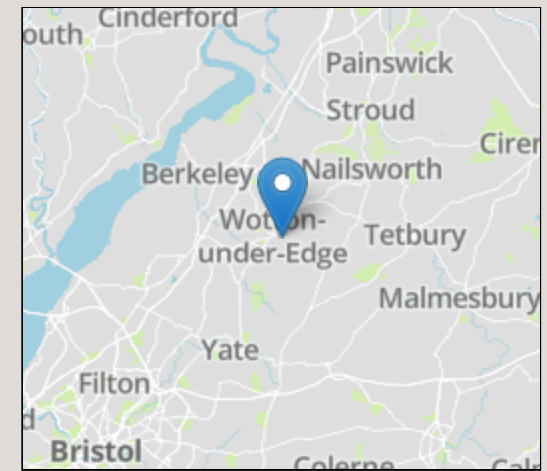
## Directions

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. Fountain Crescent can be found a short distance along and on the left hand side, number 16 is also on the left hand side within this cul de sac.

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

**Tenure** - Freehold

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



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