

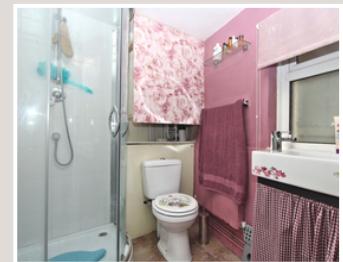
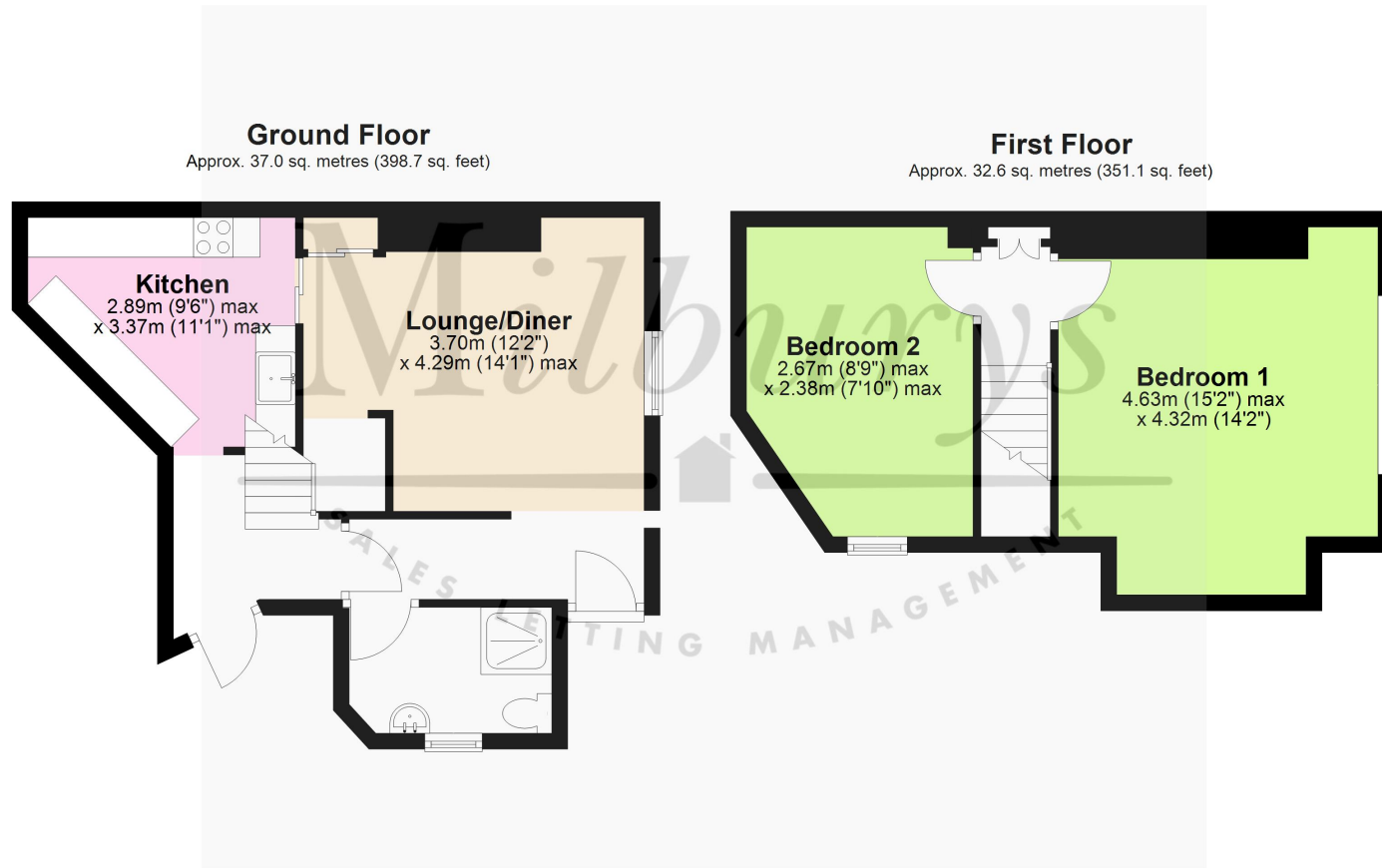
The logo for Milburys, featuring the name in a white serif font on a dark blue background.

SALES LETTING MANAGEMENT



29 Old Town, Wotton-under-Edge, Gloucestershire, GL12 7DH

£220,000



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A property that truly embodies Wotton-under-Edge, this quirky, cosy and much loved two-bedroom semi-detached cottage. Passing through the courtyard garden into the property, you are welcomed into the hallway incorporating an archway opening into a generous size lounge/diner enhanced with both built in and understairs storage- you certainly can never have enough! Completing the room is a feature working log burner perfect for those cosy nights! Through sliding doors, you enter into the kitchen area offering plenty of storage. To the side of the kitchen can be found access through to the courtyard garden and the main entrance hall with the adjoining good sized shower room. Upstairs there are two double bedrooms, the principle of notable size and complimented with a feature arch, perfect for bespoke storage. Truly a characterful property within walking distance to all the amenities of the local high street, countryside walks , within catchment of the reputable Katherine Lady Berkeley Secondary School all offered with no onward chain!

Situation

This charming market town enjoys a vibrant High Street with an eclectic mix of independent shops and cafes, complemented by two well-known supermarkets – it even has its own cinema! Wotton-under-Edge is situated amidst beautiful countryside on the edge of the Cotswold escarpment – the Cotswold way runs straight through. Tetbury (approx. 10.1 miles), Cirencester, Bristol, Cheltenham (M5 J14 approx. 5.1 miles) make it an ideal location for families, commuters and outdoor enthusiasts. Katharine Lady Berkeley's Secondary School is an important element in the town and there are two primary schools. Please visit wotton-under-edge.com for a wealth of further information.

Property Highlights, Accommodation & Services

- No Onward Chain!
- Two Bedroom Semi Detached Cottage, Full Of Character
- Generous Principle Bedroom
- Courtyard Garden
- Plenty Of Built In Storage Throughout
- Within Walking Distance Of Wotton-Under-Edge High Street and Close Proximity of the Cotswold Way
- Living Room Complete With Working Logburner
- Within Catchment of Katherine Lady Berkeley Secondary School and a Local Primary School
- Gas Central Heating And Double Glazing
- Stroud District Council - Band B

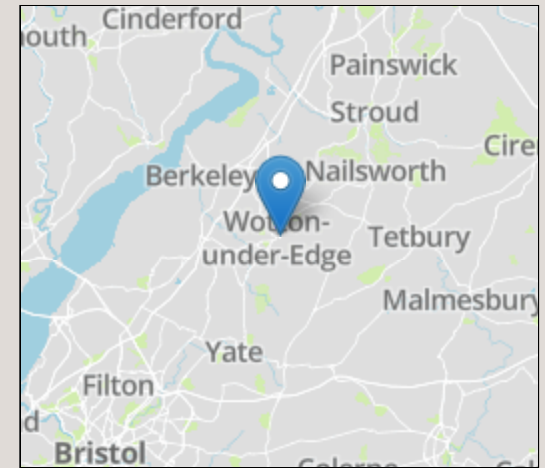
Directions

Entering Wotton-under-Edge from the B4058, follow Haw Street leading to Bear Street. At the end, bare right onto Old Town and the property will be a little further down on your left-hand side.

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

Tenure - Freehold (to be confirmed)

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		64
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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