

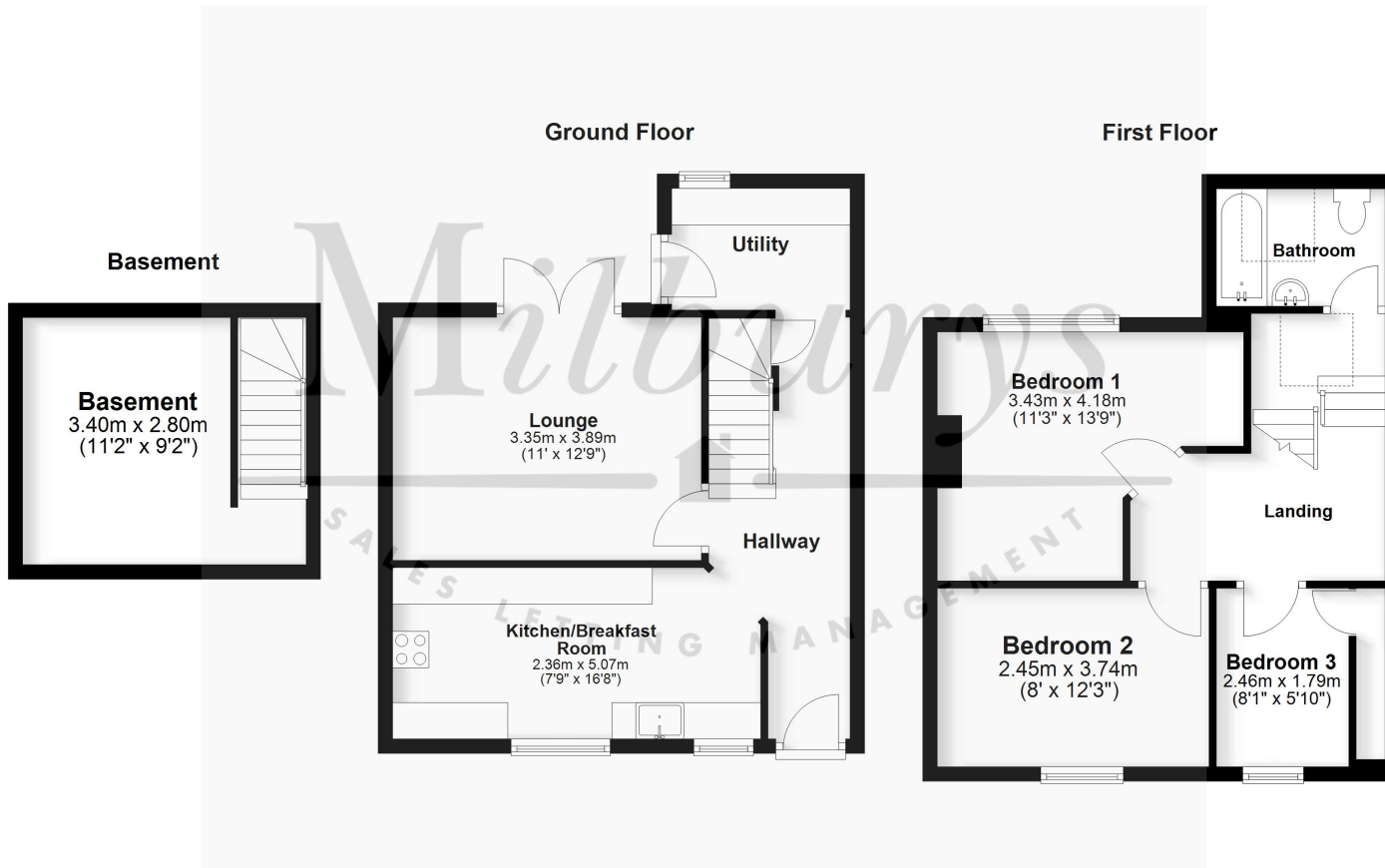
Milburys

SALES LETTING MANAGEMENT

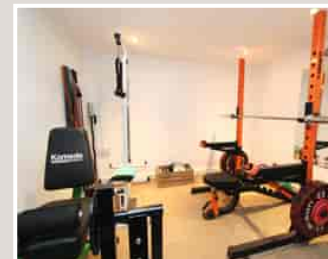


9 Coombe Road, Wotton-under-Edge, Gloucestershire, GL12 7LU

£325,000



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



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Nestled in the market town of Wotton-under-Edge, only seconds away from the Cotswold Way, you will find this immaculately presented three bedroom detached cottage. The property is within walking distance to Wotton High Street granting easy access to all of its amenities. Entering the home into a beautifully decorated hallway, there is a smart modern kitchen on your left, complete with solid oak work surfaces, integrated appliances and an ideal space for informal dining. Next you will find the living room, boasting a feature wood burner - perfect for cosy winter's nights in- plus there are UPVC french doors opening onto the tiered garden. The ground floor is further enhanced with a compact and tidy utility room with access to the rear garden. Before heading upstairs, the real surprise is the perceived under stairs cupboard which takes you down a staircase to the basement- fitted with central heating and an extractor fan, currently used as a gym. A fantastic find! Moving upstairs there are two double bedrooms, (both of a generous size) and one single bedroom with cleverly designed over-head fitted storage to maximise the space. The family bathroom completes the upstairs- a modern suite and a beautifully light space. Outside, the garden is a delightful. There is a raised patio area, perfect for al-fresco dining or entertaining, then down three small steps, you will find an area currently laid to lawn. Practical benefits include gas central heating and UPVC double glazing. We think you will agree this property has more than meets the eye- a wonderful find in the heart of Wotton Under Edge. Please call our Wotton office to arrange your viewing 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

- Detached Three Bedroom Cottage
- Immaculately Presented Throughout
- Walking Distance To Wotton High Street And The Cotswold Way
- Catchment Of Katherine Lady Berkeley's Secondary And Excellent Primary Schools
- Smart Modern Fitted Kitchen
- Cellar- A Versatile Space
- Living Room Complete With Feature Log Burner
- Well Lit Modern Family Bathroom
- Gas Central Heating And Double Glazing
- Stroud District Council - Band A

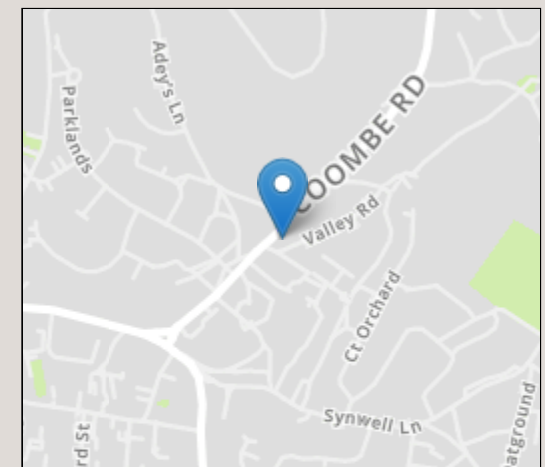
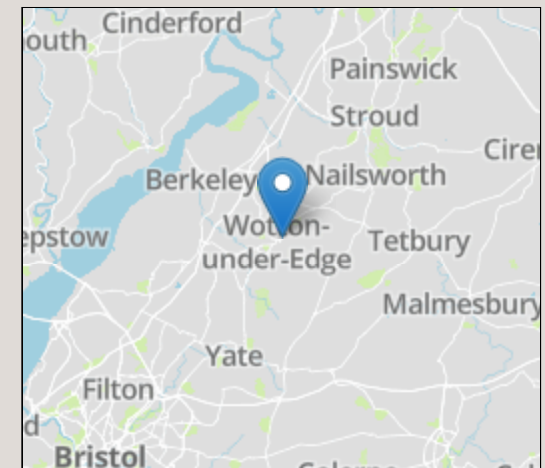
Directions

Coming from the Wotton High street head towards the war memorial on Old Town, once at the junction turn left on to Coombe Road and you will find the property on your right. Just before the property is the turning into Valley Road.

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

Tenure - Freehold

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		
(69-80)	C		80
(55-68)	D		
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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