

Milburys

SALES LETTING MANAGEMENT

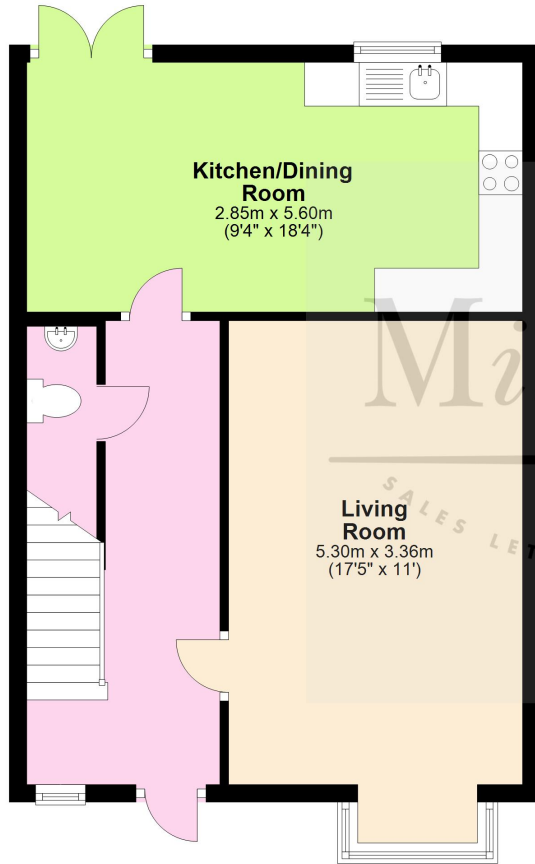


1 Wortley Road, Wotton-under-Edge, Gloucestershire, GL12 7NX

£334,950

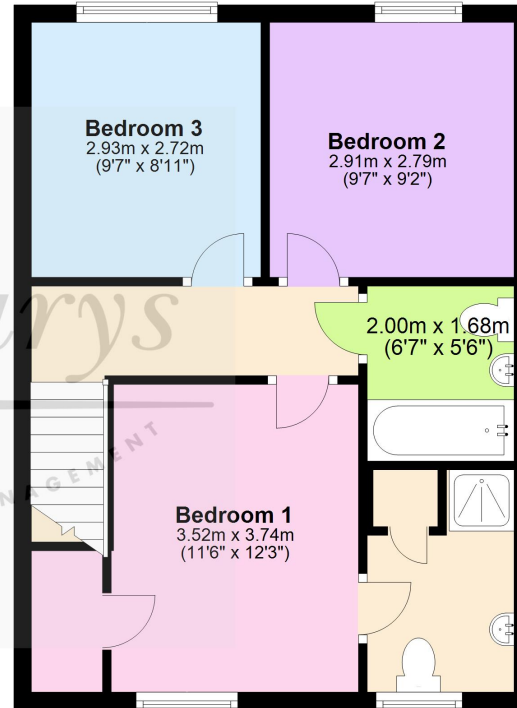
## Ground Floor

Approx. 47.0 sq. metres (506.3 sq. feet)



## First Floor

Approx. 42.6 sq. metres (458.1 sq. feet)



Total area: approx. 89.6 sq. metres (964.3 sq. feet)

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



# 1 Wortley Road, Wotton-under-Edge, Gloucestershire GL12 7NX

This attractive modern family home is well situated just beyond Dyers Brook and is a real find within walking distance of Wotton-under-Edge High Street. A property that offers a modern appeal without compromise of space. Inside you will find an entrance hall leading to a living room with an attractive square bay window. Occupying the rear of the property is a modern kitchen coupled with a light and spacious dining area. Double doors from here, open onto an easy to maintain rear garden. The ground floor is also further enhanced with a separate cloakroom. Upstairs you will find three double bedrooms, with an en-suite shower room to the main bedroom in addition to the family bathroom, all presented with a modern finish. Outside there is any easy to maintain garden laid to lawn. The property further benefits from gas central heating, double glazing and secure gated parking. This property is a great opportunity to purchase in the heart of Wotton-under Edge with all the benefits of a modern home, we're offering this property with the added advantage of no onward chain so please call us 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. 5.1 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 and for those with a flair for antiques and collectables, why not visit the Wotton Auction Rooms.

## Property Highlights, Accommodation & Services

- Three Bed Detached Property
- Modern Kitchen With Dining Area And Patio Doors To Garden
- Principal Bedroom With En-suite Shower Room
- Walking Distance to Excellent Primary Schools And Wotton High Street
- Generous Sized Living Room With Bay Window
- Private Garden With Useful Rear Access
- Gated Allocated Parking
- No Onward Chain
- Management fee £50 pcm
- Stroud District Council Tax Band - D

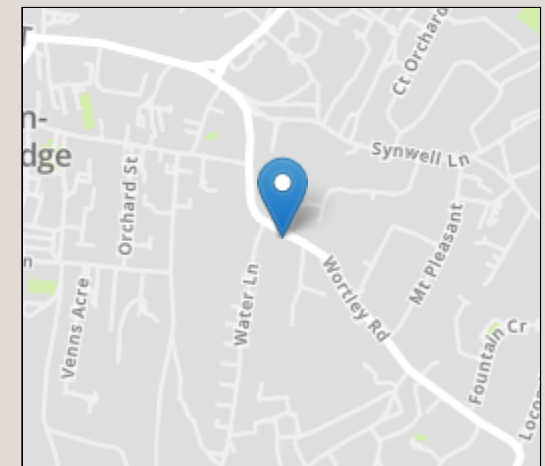
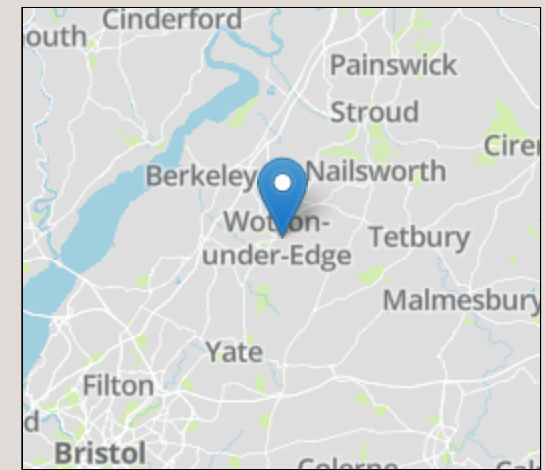
## Directions

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. Number 1 is on the right hand side as you start to ascend up Wortley Road.

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

**Tenure** - Freehold

**Contact & Viewing** - Email: [wotton@milburys.co.uk](mailto: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		
(55-68)	D		
(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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