

Milburys  
SALES LETTING MANAGEMENT



115 Parklands, Wotton-under-Edge, Gloucestershire GL12 7NR

£425,000

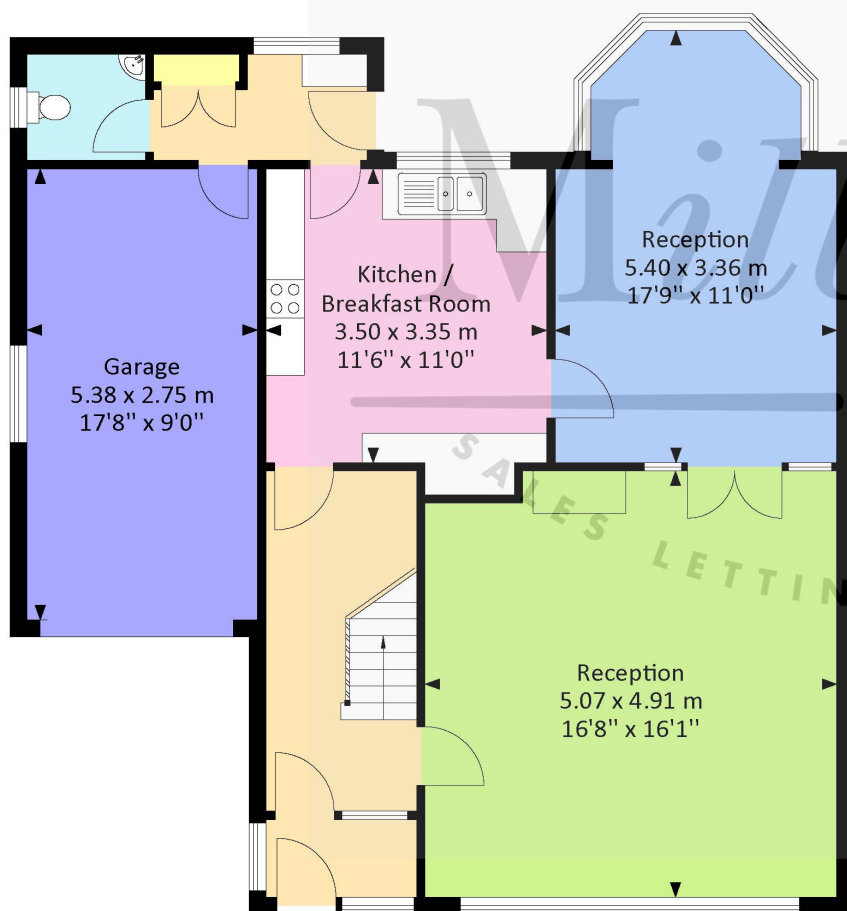
115 Parklands, Wotton-Under-Edge, GL127NR

Internal Area (Approx)

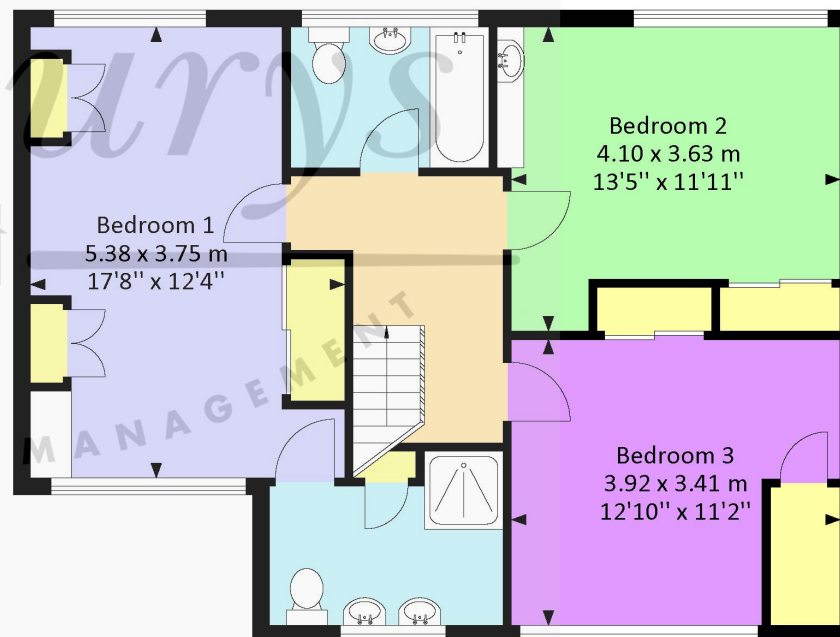
147.60 Sq.M / 1589.10 Sq.Ft

For identification only. Not to scale.

Produced by Energy Plus



Ground Floor



First Floor

# 115 Parklands, Wotton-under-Edge, Gloucestershire GL12 7NR

Positioned in the peaceful, pretty and mature estate of Parklands, a sought after development of Wotton-under-Edge built in the late 1960s - early 1970s. Within walking distance to the local historical High Street, Culverhay Doctors Surgery and St Mary the Virgin Church whilst being within close proximity to the Cotswold Way. The estate is perfect for young families being in walking distance to the highly regarded Katharine Lady Berkeley's Secondary School, Blue Coat Primary School and The British School. Parklands is known for its impressive accommodation, and this three-bedroom detached home is no exception, offering generous space throughout. You enter through porch into the ground floor hallway providing a great flow through the downstairs. Situated to the right is a well-proportioned living room with a beautifully designed window capturing plenty of natural light into the space along with a feature fireplace. Adjoining, is a separate extended reception room currently occupying as a formal dining area, with a pleasant view of the rear garden. The kitchen/breakfast room occupies the rear of the property offering cabinet storage, some integrated appliances and space for informal dining. From here a downstairs WC, extra storage cupboard and the integral access to the garage can be found. Upstairs, three generous double bedrooms are accessed from the well appointed landing. The principle bedroom offers a delightful dual aspect, with a charming view of St Mary's Church whilst also benefitting from an ensuite shower room with additional built in storage. Bedrooms two and three are also boasted with built-in wardrobes and storage and share the family bathroom. The rear garden is laid with lawn and lined by mature hedges whilst the front is laid to lawn with driveway leading to the single garage. Offered for sale with no onward chain, this property is truly an amazing opportunity to make a house your home in a sort after location.

## 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

- Detached Property in a Corner Plot Location
- Highly Desirable Development of Parklands, within Catchment to Excellent Primary schools, and Katharine Lady Berkeley's Secondary School.
- Three Double Bedrooms- Principal with Ensuite, All Bedrooms with Fitted Wardrobes. • No Onward Chain • Private Level Rear Garden
- Driveway Parking and Integral Single Garage • Downstairs Cloakroom • Stroud District Council - Band E
- Great Opportunity for Modernisation to Become a Fine Family Home
- Two Spacious Reception Rooms, Separate Kitchen with some Integrated Appliances

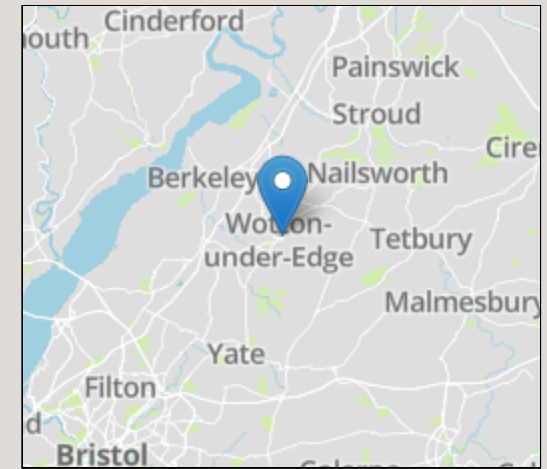
## Directions

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 the a short distance on your left hand side

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

**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	55	66
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

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