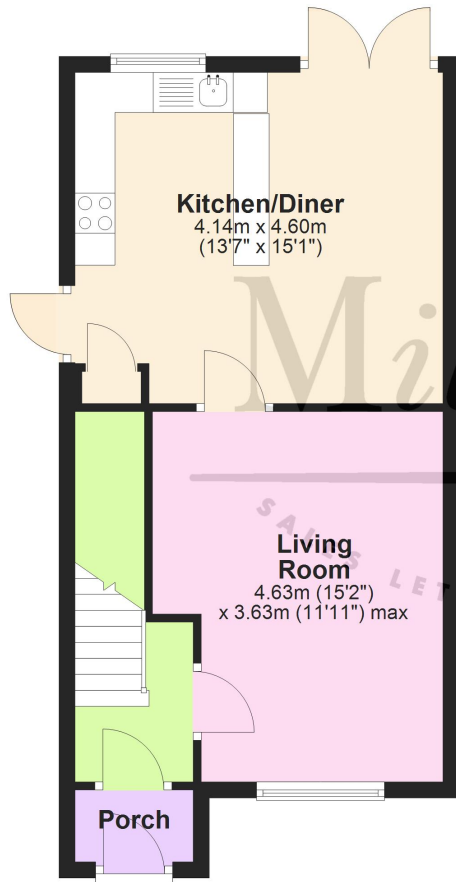




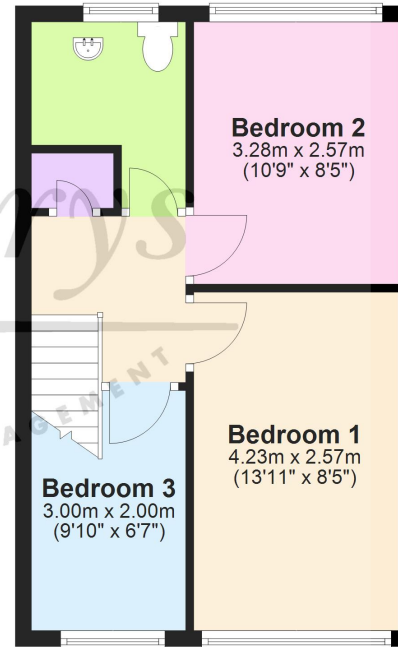
Ground Floor

Approx. 44.9 sq. metres (483.6 sq. feet)



First Floor

Approx. 35.2 sq. metres (379.1 sq. feet)



Total area: approx. 80.1 sq. metres (862.6 sq. feet)

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



102 Bearlands, Wotton-under-Edge, Gloucestershire GL12 7SB

OFFERED WITH NO ONWARD CHAIN! Situated in a popular residential area of Wotton-under-Edge, this semi-detached home provides the perfect opportunity to add your mark on a family home. Upon approach, the front of the property is laid to lawn bordered with mature trees and shrubs. Entering the property through a handy porch, you are welcomed into the entrance hall housing the stairs connecting the ground and first floors. On your right, a well-appointed, cosy living space bathed in light is perfect for enjoying time with friends and family. Leading through the spacious kitchen/diner offers ample space for entertaining with a pleasant outlook of the rear garden and hilltops behind with rear access provided by French doors to the garden and side access through a UPVC double-glazed door. Upstairs houses one single bedroom and two double, both benefitting from built-in storage. The good-sized landing offers access to the family bathroom, comprising a white suite, and the airing cupboard concealing the gas boiler. The rear garden is mainly laid to lawn, with a small patio seating area -perfectly equipped for soaking up the late afternoon sun and features mature shrubs. This property further benefits from a garage-en-ranc only a minute's walk from the property. This is the perfect opportunity to enchant a previously beloved family home to your own taste.

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.

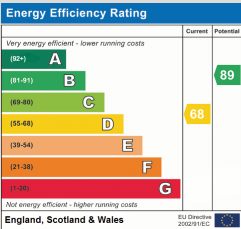
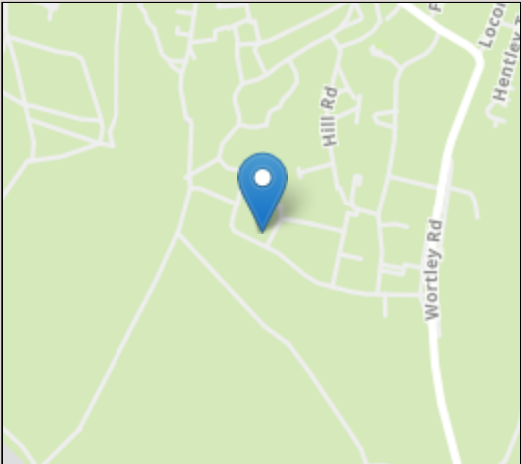
Property Highlights, Accommodation & Services

- No Onward Chain
- In Need Of Updating And Modernisation
- Three Bedroom - Semi Detached Property
- Kitchen / Diner
- Ideal First Home or Investment
- Single Garage in Nearby Block
- Popular Residential Area in Wotton-under-Edge
- Hilltop Views To The Rear
- Within Catchment Area of Katharine Lady Bekeley's Secondary School and Local Primary Schools
- Stroud District Council - Band C

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. Follow Wortley Road, continuing around the sharp right hand bend. Continue into the road of Bearlands which is on your right, then follow the road and towards the bottom on the bend on the left side you will find 102 Bearlands.

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



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