

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

SALES LETTING MANAGEMENT

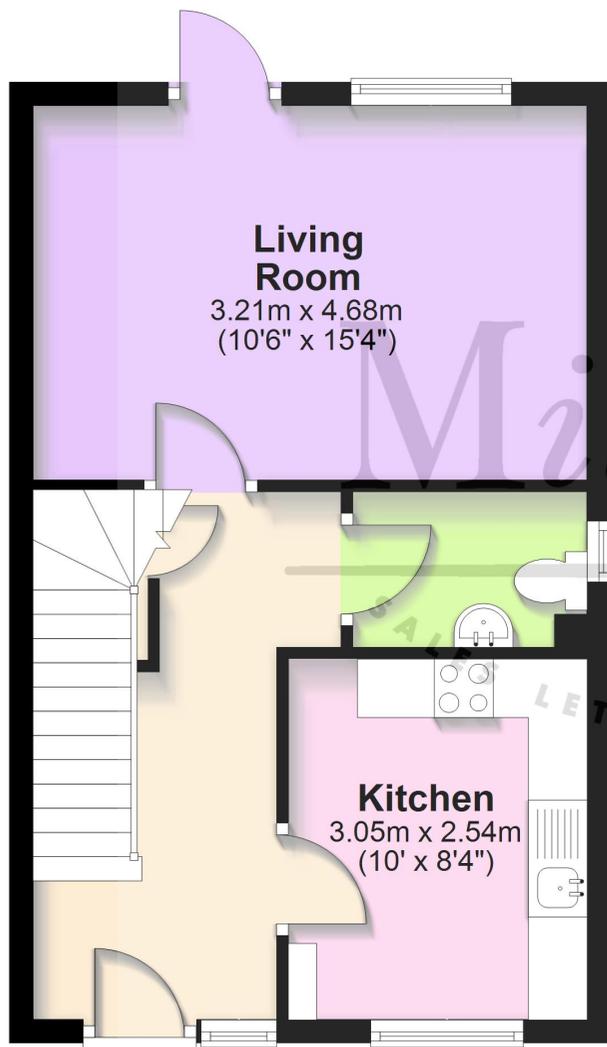


55 Chestnut Park, Kingswood, Wotton-under-Edge, Gloucestershire GL12 8RJ

£289,000

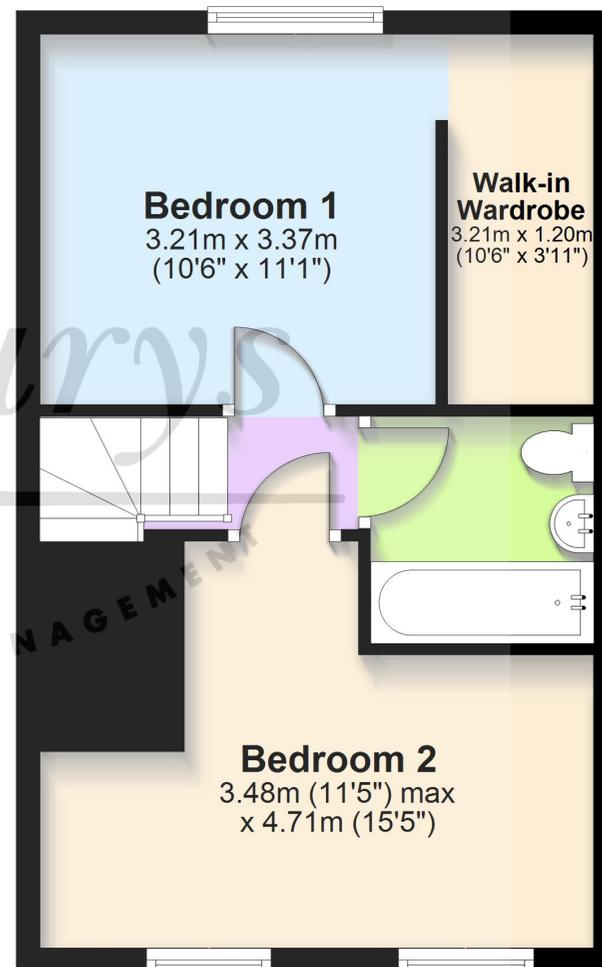
Ground Floor

Approx. 36.7 sq. metres (394.8 sq. feet)



First Floor

Approx. 36.9 sq. metres (397.4 sq. feet)



Total area: approx. 73.6 sq. metres (792.3 sq. feet)

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

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Offering off-street parking, tasteful décor and a short distance to local amenities, this two-bedroom home is found towards the end of the cul-de-sac. A light and spacious entrance hallway welcomes you into the home, complete with understairs storage and the generous WC. The contemporary kitchen is the perfect place to craft your evening meals, or for a spot of baking with a sun-soaked window overlooking the front. It features fitted appliances, where a purchaser will acquire the fridge, oven and hob upon completion. A well-appointed lounge spans the width of the property with smart panelling, capturing natural light and creating the perfect space for relaxation or entertaining. There is also handy access to the rear garden – perfect for pooches! The principal bedroom boasts a walk-in wardrobe spanning the full width of the property, maximising space while keeping the clothes neatly tucked away! Light beams into the second double bedroom through two windows, offering a generous space for guests, children or a versatile array of uses. The contemporary family bathroom completes the home, allowing you to enjoy a relaxing soak in the bath or a quick wash under the rainfall shower. Outside, the rear garden is mainly laid to lawn. A patio extends from the property and is the perfect space for al-fresco dining and entertaining when the weather allows. There is a decking area towards the end, allowing you to soak up the sun! This home further benefits from side access leading you to the allocated parking space. This home is perfect for your first step onto the property ladder! Management fees apply.

Situation

The village of Kingswood is located approximately 1.2 miles South-West of the market town Wotton-under-Edge. It allows ideal access to the Cotswolds plus has the benefit of commuting to Bristol via the M5 Junction 14 which is approximately 4.4 miles away. The village has a lovely Conservation High Street which leads to Kingswood Primary School via the historic stone (former) Abbey gateway. Kingswood is in the catchment for the very popular Katharine Lady Berkeley secondary school (<http://www.klbschool.org.uk>)- approximately 0.3 miles, very much within walking distance! In the centre of the village there is the SPAR local store and the Village Inn Public House. Also, the village has its own park and playing fields.

Property Highlights, Accommodation & Services

- Tastefully Presented Semi-Detached Home Towards The End Of The Cul-De-Sac Close To Village Amenities
- Perfect First Time Buyer, Investor And Downsizer Home
- Smart, Modern Kitchen With Integrated Appliances
- A Tastefully Decorated Lounge Spanning The Full Width of the Home
- Gas Central Heating And Double Glazing
- Allocated Parking Space Beside The Property
- Rear Garden Laid to Lawn With a Patio Seating Area to the Front And Decking To The Rear
- Principal Bedroom With A Generous Walk-in Wardrobe
- Within Catchment Area and Walking Distance to Kingswood Primary School and Katharine Lady Berkeley's Secondary School
- Stroud District Council Tax Band B

Directions

Heading from Wotton-under-Edge, taking a right onto Wotton Road, proceeding past Katharine Lady Berkeley's Secondary School. Follow the road past the tennis courts until it narrows slightly. Chesnut Park Estate will be on your right-hand side. Follow the road to the end, where 55 you will see 55 just before the allocated parking.

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

Tenure - Freehold

Contact & Viewing - Email: mil_wottonsales@milburys.co.uk Tel: 01453 842666



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