

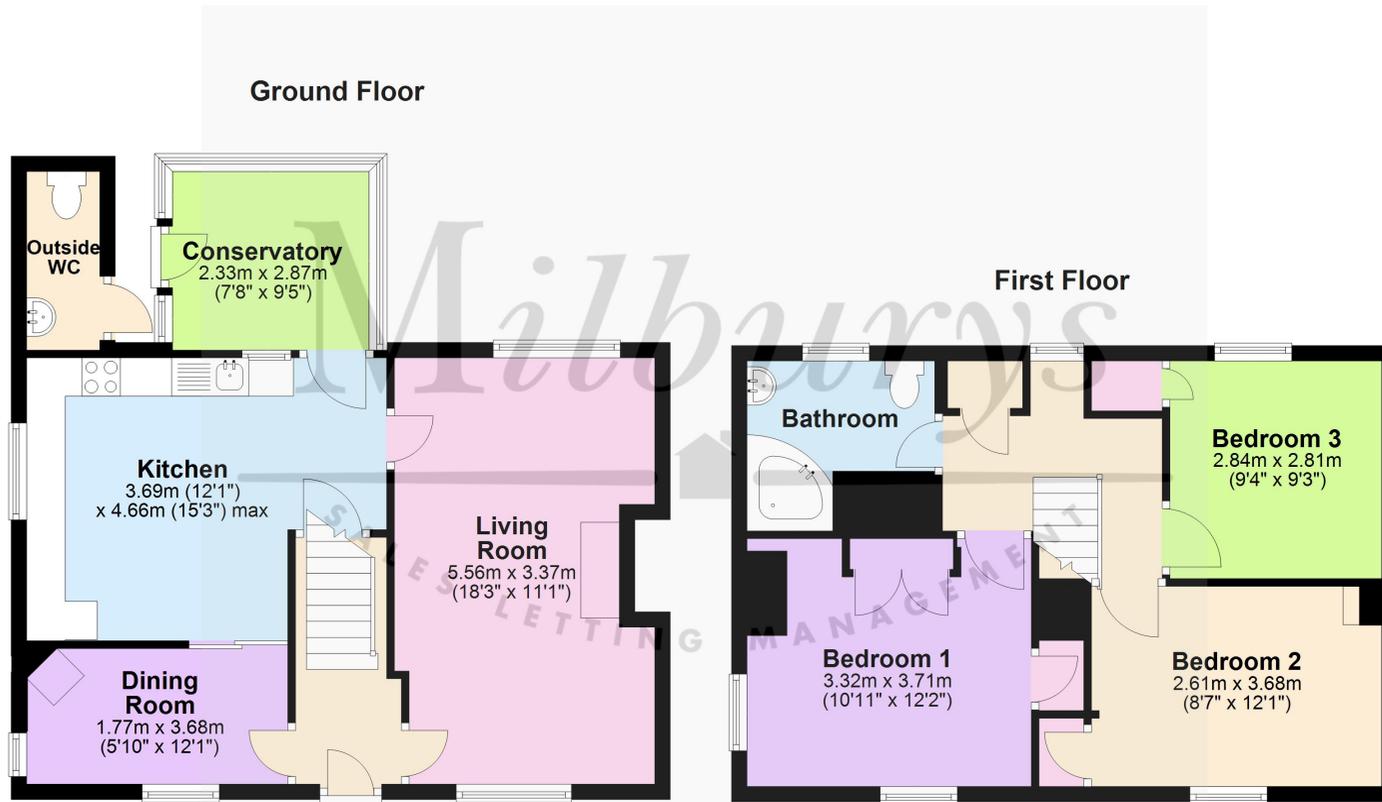
Milburys

SALES LETTING MANAGEMENT



19 Lisle Place, Wotton-under-Edge, Gloucestershire, GL12 7BJ

£365,000



Total area: approx. 99.3 sq. metres (1069.3 sq. feet)

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



19 Lisle Place, Wotton-under-Edge, Gloucestershire GL12 7BJ

An opportunity to make a house a home, in need of renovation, a spacious three bedroom semi-detached house is situated at the end of a cul-de sac, in an appealing and sought after area of Wotton-under-Edge. The amenities of the High Street, excellent schools and the Cotswold Way are all a stone's throw away. Entering the accommodation, to your right is a generous dual aspect living room, whilst on the left, is the dining room- both complete with feature fireplaces. The kitchen occupies the rear of the property, of good size and offers plenty of storage with access to the conservatory and out to the garden. Upstairs comprises of three sizeable bedrooms, two double and one single, an open and airy landing hallway and family bathroom. Outside, the property is blessed with a substantial garden, currently laid to patio, a great space to soak up the summer sun! In short, a wonderful property with great potential in need of a personal touch, offered with no onward chain!

Situation

This charming market town enjoys a vibrant High Street with an eclectic mix of independent shops and cafes, complemented by two well-known supermarkets – it even has its own cinema! Wotton-under-Edge is situated amidst beautiful countryside on the edge of the Cotswold escarpment – the Cotswold way runs straight through. Tetbury (approx. 10.1 miles), Cirencester, Bristol, Cheltenham (M5 J14 approx. 5.1 miles) make it an ideal location for families, commuters and outdoor enthusiasts. Katharine Lady Berkeley's Secondary School is an important element in the town and there are two primary schools. Please visit wotton-under-edge.com for a wealth of further information.

Property Highlights, Accommodation & Services

- Spacious Three Bedroom Semi Detached Property
- Sought After Cul-de-Sac Location Close to Wotton High Street
- Renovation Project
- No Onward Chain
- Generous Dual Aspect Living Area
- Good Size Kitchen With Door To Conservatory
- Gas Central Heating And Double Glazing
- Off Street Driveway Parking
- Within Catchment of Katherine Lady Berkeley School and a Local Primary School
- Stroud District Council - Band C

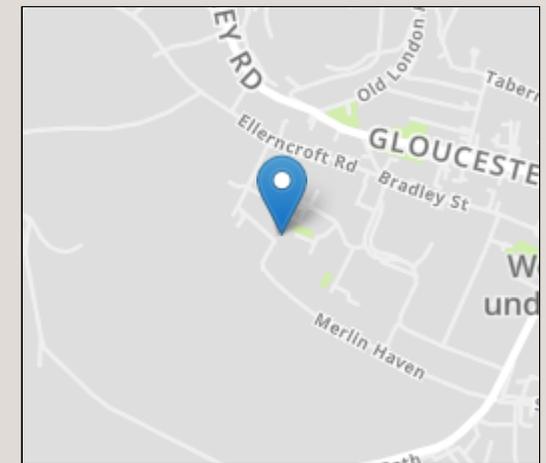
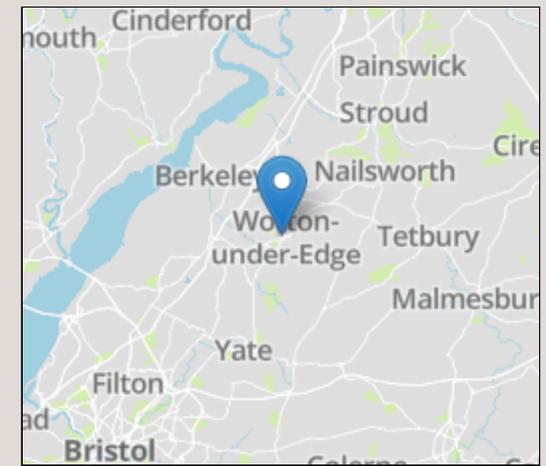
Directions

Heading from our office on the Wotton High Street, proceed up the hill onto Bradley Street, continuing straight ahead into Ellencroft. Take the next left at the top of the hill into Lisle Place. Follow the road down, bearing round to the left. Number 19 is located at the end of this road on your left hand side.

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

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		78
(55-68)	D	60	
(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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