

Milburys
SALES LETTING MANAGEMENT

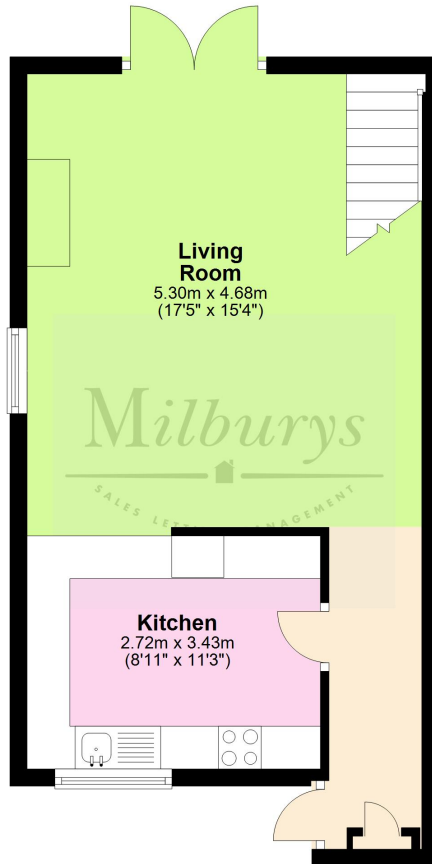


36 Water Lane, Wotton-under-Edge, Gloucestershire, GL12 7LG

£215,000

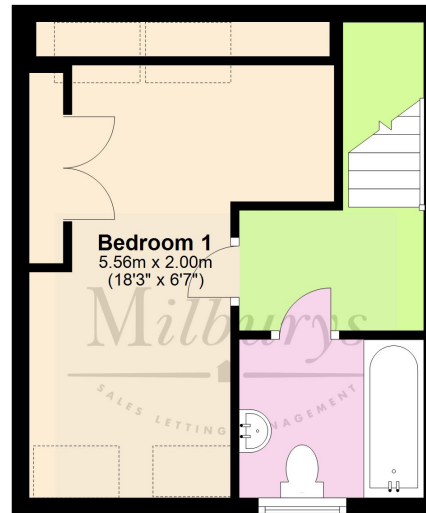
Ground Floor

Approx. 38.8 sq. metres (417.8 sq. feet)



First Floor

Approx. 25.8 sq. metres (277.4 sq. feet)



Total area: approx. 64.6 sq. metres (695.3 sq. feet)

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



36 Water Lane, Wotton-under-Edge, Gloucestershire GL12 7LG

Calling all First Time Buyers, Investors and those looking to downsize! An opportunity to showcase your interior design skills on this semi-detached property, close to Wotton's popular High Street with its range of amenities, eclectic mix of shops and cafes, plus countryside walks from the threshold. Once inside the light and spacious open-plan dual-aspect ground floor includes a lounge with feature fireplace and electric fire, plus French doors to the rear garden. There is space for a dining table and chairs, open-plan to the fitted kitchen with a range of fitted units, generous worktops and integrated oven and hob. Moving up to the first floor, the light and space continues with twin velux windows in the double bedroom along with fitted wardrobes. The separate bathroom with velux window completes the accommodation. Outside is a pleasant, peaceful and pretty garden with allocated parking at the rear. An ideal property to make your mark and explore your creative flare with the added bonus of NO ONWARD CHAIN! Please call our Wotton-under-Edge branch today to arrange your viewing.

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. The town also boasts its own Cinema which dates back to the early 1900s and shows all modern releases! A fantastic location for those looking for easy motorway access for commuting, plus for exploring the Cotswold countryside which is on your doorstep.

Property Highlights, Accommodation & Services

- Semi detached home in Cul-de-Sac location
- Perfect First Home or Investment
- Fantastic opportunity with no onward chain
- Close to Wotton's Popular High Street and Countryside Walks
- Open-Plan Living/Dining/Kitchen With French Doors to Garden
- Double bedroom with fitted wardrobes
- Allocated Off Street Parking
- Pretty And Easy To Maintain Garden
- Gas central heating and mains drainage
- Stroud District Council Tax Band - B

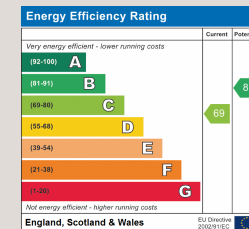
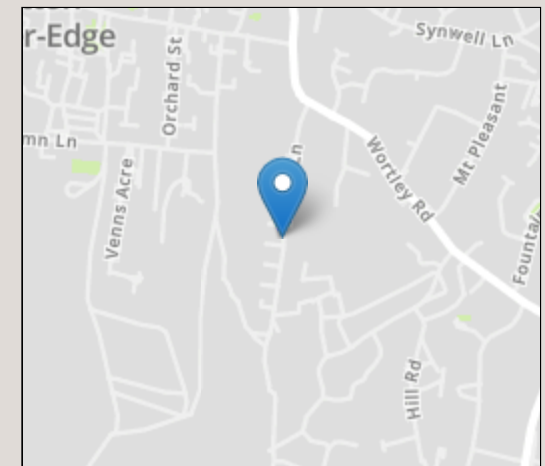
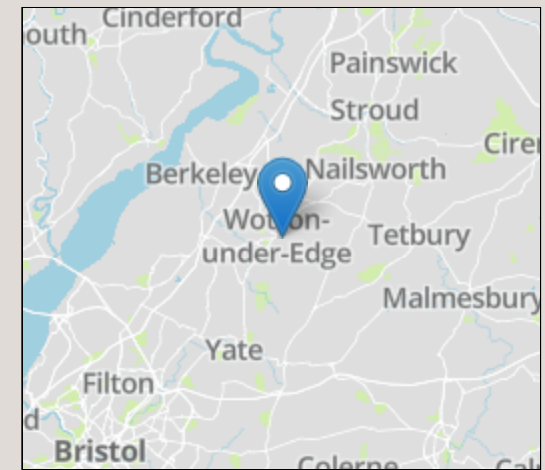
Directions

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 roundabout, taking the second exit - then right into Dyers Brook which runs into Wortley Road. Take the next right into Water Lane you'll find the property a short distance in to Water lane on the right hand side.

Local Authority & Council Tax - stroud - Tax Band B

Tenure - Freehold

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



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