

Milburys

SALES LETTING MANAGEMENT



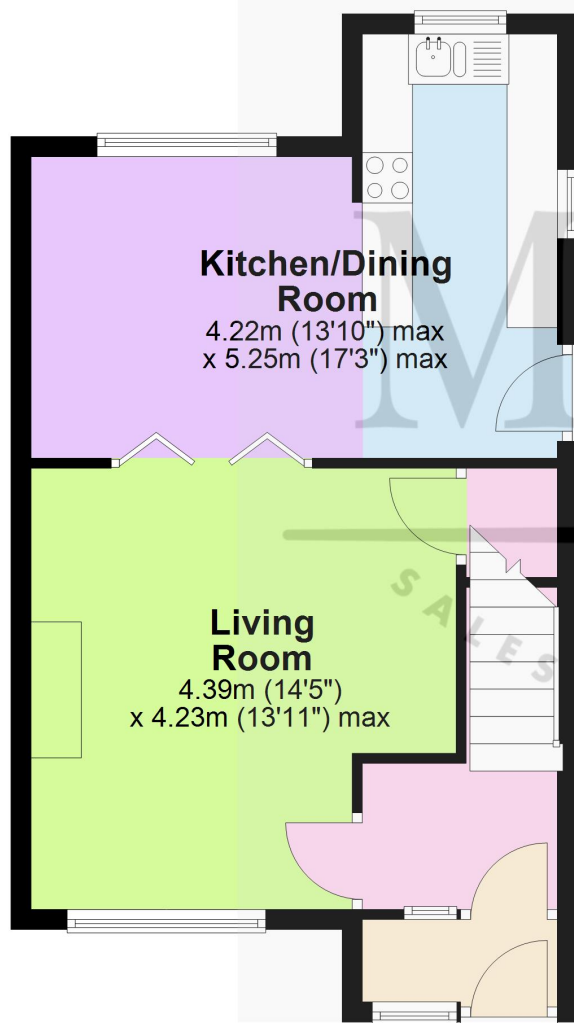
21 Wortley Terrace, Wotton-under-Edge, Gloucestershire GL12 7JY

£345,000



### Ground Floor

Approx. 43.8 sq. metres (471.7 sq. feet)



#### Kitchen/Dining Room

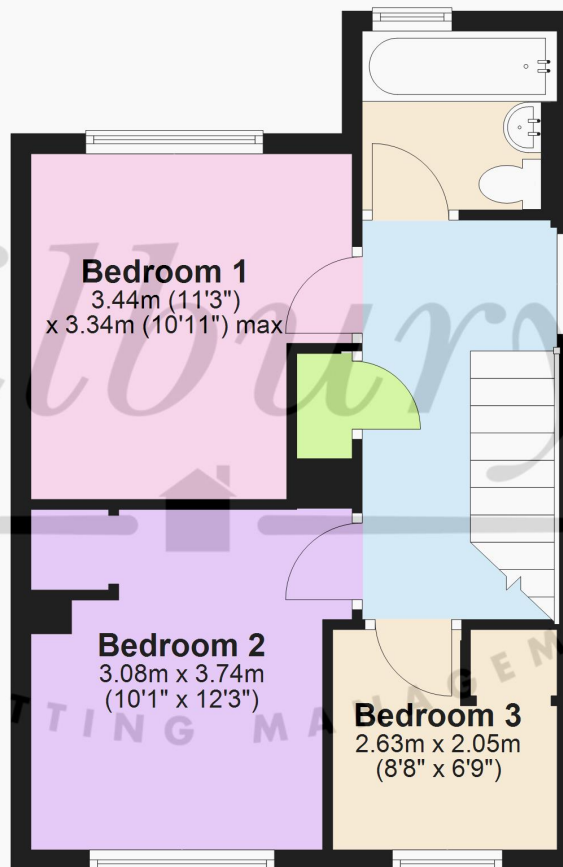
4.22m (13'10") max  
x 5.25m (17'3") max

#### Living Room

4.39m (14'5")  
x 4.23m (13'11") max

### First Floor

Approx. 35.2 sq. metres (378.5 sq. feet)



#### Bedroom 1

3.44m (11'3")  
x 3.34m (10'11") max

#### Bedroom 2

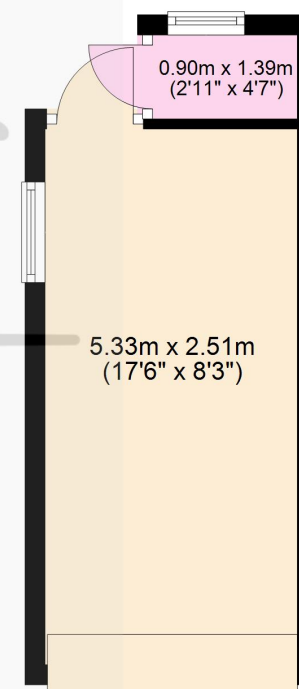
3.08m x 3.74m  
(10'1" x 12'3")

#### Bedroom 3

2.63m x 2.05m  
(8'8" x 6'9")

### Garage

Approx. 14.8 sq. metres (159.0 sq. feet)



0.90m x 1.39m  
(2'11" x 4'7")

5.33m x 2.51m  
(17'6" x 8'3")

Total area: approx. 93.8 sq. metres (1009.2 sq. feet)

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

# 21 Wortley Terrace, Wotton-under-Edge, Gloucestershire GL12 7JY

Built in the 1980s this wonderful semi-detached home enjoys a distinguished elevated position, set back from the road within the market town of Wotton-under-Edge. This property offers a blank canvas to deliver your own personality to. Entering through the porch, a comfortable entrance hallway provides a great flow between the ground and first floor, with great access to dart out the door on the school run! A spacious living room is situated to the left of the property. This cosy space enjoys the pleasure of a feature working woodburner to take the chill of winter evenings whilst the expansive, sunlit window allows plenty of natural lighting to gather in this space. Completing this room is an under stairs storage cupboard. Following through, the modern kitchen diner. Enjoying a pleasant view of Wotton Hill, creating the perfect and sociable space to enjoy breakfast lunch and dinner. The kitchen offers a great amount of cabinet storage, integrated appliances and solid wood worksurface space- ideal for all! Engineered wooden flooring is laid throughout. Upstairs houses two double bedrooms and one single, a bathroom of a white suite and an additional landing cupboard. The second bedroom shares the amazing view of Wotton Hill, whilst the principle and third bedroom have the benefit of built in storage. Outside a patio area provides a great space to enjoy a brew and leads down to the rear garden, mainly laid with lawn, enclosed by wooden fencing. The garage is an added benefit of this property with a separate storage space, which could make for an ideal home office! This home is further enhanced with driveway parking, whilst being within walking distance to countryside, shops and the charming historic High Street, and the Cotswold Way. A perfect home whether your own or an investment 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 (M5 J14 approx 5.1 miles) is situated amidst beautiful countryside on the edge of the Cotswold escarpment – the Cotswold way runs straight through, perfect for walkers. Tetbury (approx. 10.1 miles), Cirencester, Bristol, Cheltenham 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](http://wotton-under-edge.com) for a wealth of further information.

## Property Highlights, Accommodation & Services

- Three Bedroom Semi Detached Property - Set Back From The Road
- Catchment Area for Katharine Lady Berkeley's Secondary School and Two Excellent Primary Schools
- Walking Distance to Wotton-under-Edge High Street and Shops
- Smart Kitchen With Integrated Appliances, Adjoining Dining Room
- No Onward Chain
- Living Room With Woodburner plus Doors to Dining Room/Kitchen
- Level Rear Garden , Elevated Patio Seating Area and Side Access
- Driveway Parking and Single Garage
- New Doors and Double Glazing Installed 2024
- Stroud District Council - Band C

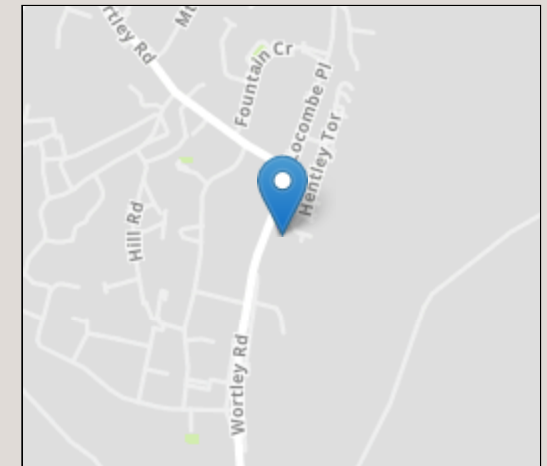
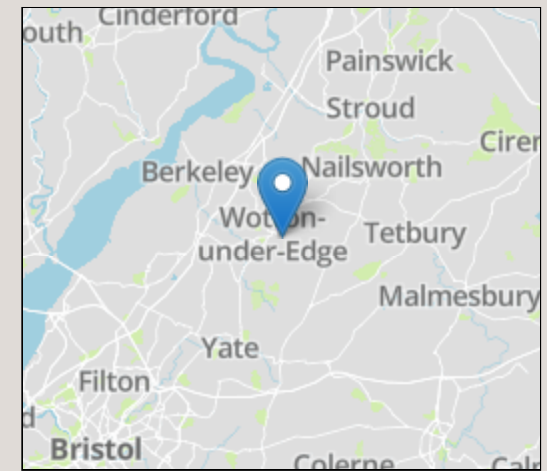
## Directions

Travelling into Wotton-under-Edge from the direction of Hillesley, 21 Wortley Terrace can be found on your left-hand side as you drive into the outskirts of town, just before the turn to Wotton Crescent on the opposite side of the road.

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

**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		84
(81-91)	B		
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

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