

Milburys

SALES LETTING MANAGEMENT



116H Parklands, Wotton-under-Edge, Gloucestershire GL12 7NR

£420,000



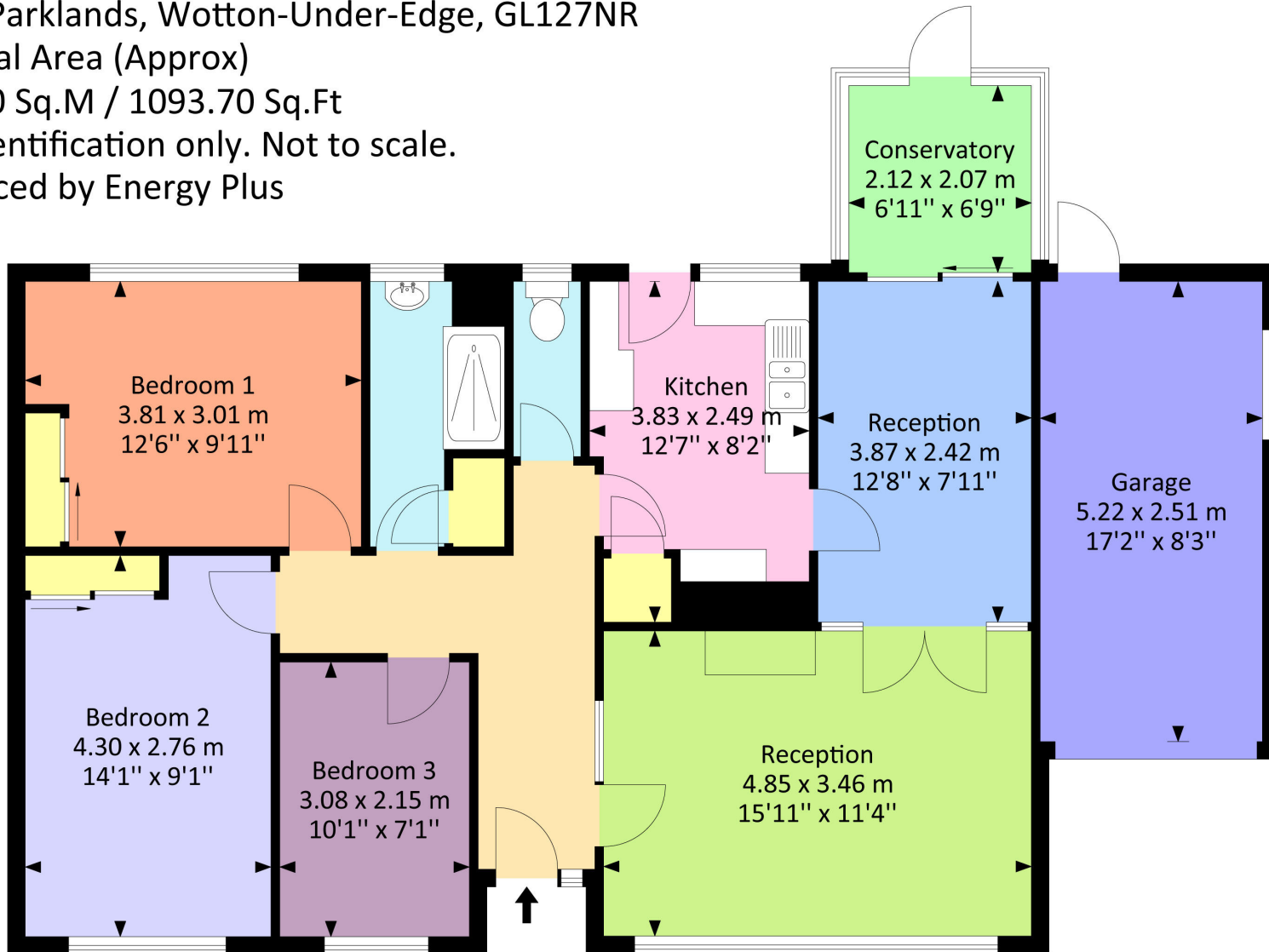
116h Parklands, Wotton-Under-Edge, GL127NR

Internal Area (Approx)

101.60 Sq.M / 1093.70 Sq.Ft

For identification only. Not to scale.

Produced by Energy Plus



Ground Floor

# 116H Parklands, Wotton-under-Edge, Gloucestershire GL12 7NR

Found in the popular and pretty Parklands development, with picturesque views of the St Mary's Church and with no onward chain we are delighted to present this three bedroom detached bungalow. In a sought after location, within walking distance to the local historical High Street, Culverhay Doctors Surgery and St Mary the Virgin Church whilst being within close proximity to the Cotswold Way. Parklands is known for its impressive accommodation, and this three-bedroom detached home is no exception, offering generous space throughout. Set back from the road in a tucked away position, the accommodation comprises a dual aspect lounge/dining room with feature fireplace, a separate kitchen (in need of modernization) with appliances, three bedrooms (two doubles and one single) a bathroom, separate cloakroom and a useful double glazed conservatory. Outside there is a well-established level garden, of generous size, mainly laid to lawn plus a gravelled area with raised vegetable beds for the green-fingered! Further benefits include a secure garage with off-street parking and rear side access. A unique good fortune to acquire a rarely available bungalow in such a desired location. Please give our Wotton branch a call today to arrange a viewing before it is off the market!

## 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. It even has its own cinema!

## Property Highlights, Accommodation & Services

- No Onward Chain - Vacant Property!
- Highly Desirable Development of Parklands, within Catchment to Excellent Primary schools, and Katharine Lady Berkeley's Secondary School.
- Spacious and Airy Living Room • Handy Side Access To The Property • Driveway Parking and Single Garage
- Requires Modernisation- Fantastic Potential To Make Your Own Mark • Generous Sized Garden
- Three Bedrooms, Family Bathroom And Separate Cloakroom • Property Has No Gas Central Heating
- Stroud District Council - Band D

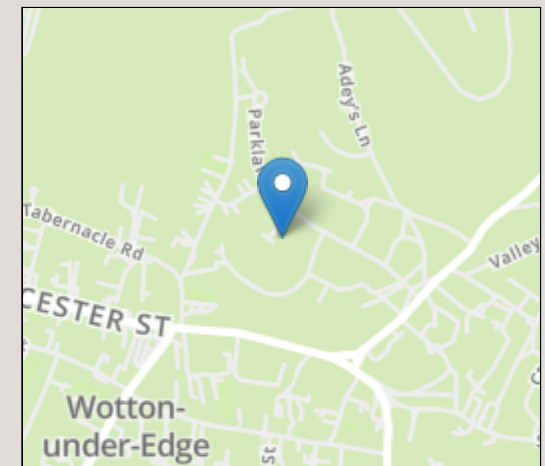
## Directions

On entering Wotton-under-Edge from the direction of Charfield (B4058) - proceed along Bear Street, and turn right at the T junction into Old Town. At the War Memorial, turn left into Coombe Road, Parklands will be the a short distance on your left hand side.

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

**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		
(81-91)	B		83
(69-80)	C		
(55-68)	D		
(39-54)	E		43
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

IMPORTANT NOTICE Milburys Estate Agents Ltd, their clients and any joint agents give notice that they have not tested any apparatus, equipment, fixtures, fittings, heating systems, drains or services and so cannot verify they are in working order or fit for their purpose. Interested parties are advised to obtain verification from their surveyor or relevant contractor. Statements pertaining to tenure are also given in good faith and should be verified by your legal representative. Digital images may, on occasion, include the use of a wide angle lens. Please ask if you have any queries about any of the images shown, prior to viewing. Where provided, floor plans are shown purely as an indication of layout. They are not scale drawings and should not be treated as such. Complete listings and full details of all our properties (both for sale and to let) are available at [www.milburys.co.uk](http://www.milburys.co.uk)









# Milburys



SALES LETTING MANAGEMENT





