

Milburys
SALES LETTING MANAGEMENT



60 Pitman Place, Wotton-under-Edge, Gloucestershire, GL12 7LB

£230,000

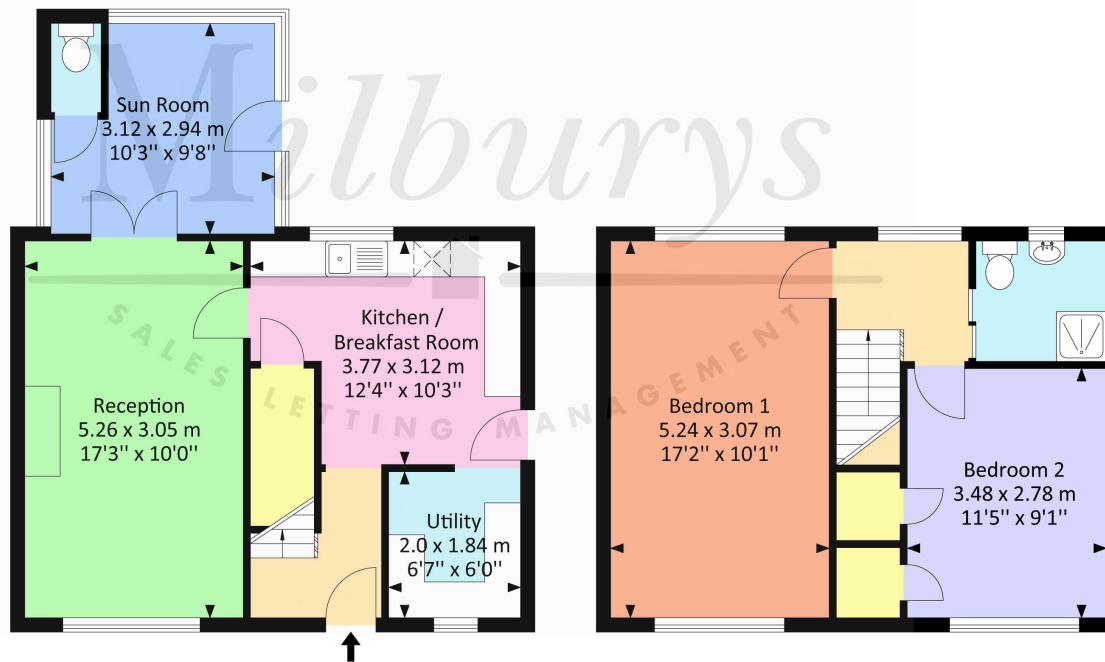
60 Pitman Place, Wotton-Under-Edge, GL127LB

Internal Area (Approx)

82.30 Sq.M / 886.20 Sq.Ft

For identification only. Not to scale.

Produced by Energy Plus



Ground Floor

First Floor



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An opportunity to make your mark! An ideal first-time buyers home is now available for sale in the popular market town of Wotton under Edge: close to local amenities, Wotton High Street and within catchment of fantastic schools. This spacious two bedroom end of terrace property is in need of an update and refurbishment so offers a great chance to create something bespoke to your taste. On entering inside, you are greeted by an open hallway with stairs to the first floor. Straight ahead you will find the kitchen, with a great outlook over the garden, a useful adjoining utility area plus access to the outside. From the kitchen you enter into a generous sized living room, complete with woodburner. Double doors lead onto the sun room complete with separate cloakroom and doors to the garden. Head upstairs you will find the family bathroom along with two double bedrooms. The principal bedroom benefits from a dual aspect and views over the garden whilst bedroom two is complete with an additional storage cupboard. Outside there is large garden, predominately laid to gravel with lawn to the rear, plus there are raised beds and patio seating area. A superb garden! To the front there is off-street driveway parking and side access. This property is offered with no onward chain- it is readily available for viewings and perfect for an investment purchaser/first time buyer. This property was formerly a Local Authority house and contains a restrictive covenant which requires consent to purchase from the Local Authority. A purchaser who has lived and worked within Gloucestershire or the Cotswolds Area of Outstanding Natural Beauty for at least the last three years immediately prior to the purchase would qualify for automatic consent in accordance with section 157 of the Housing Act 1985.

Situation

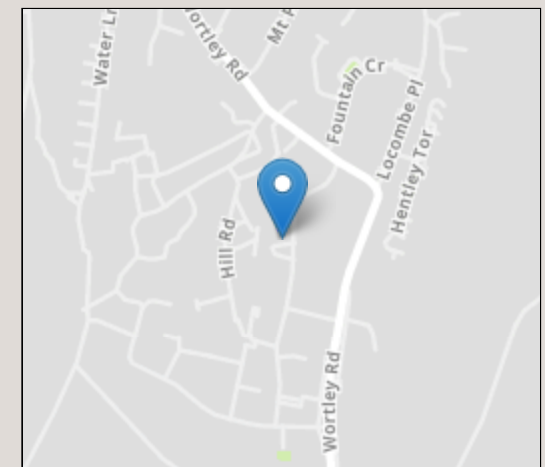
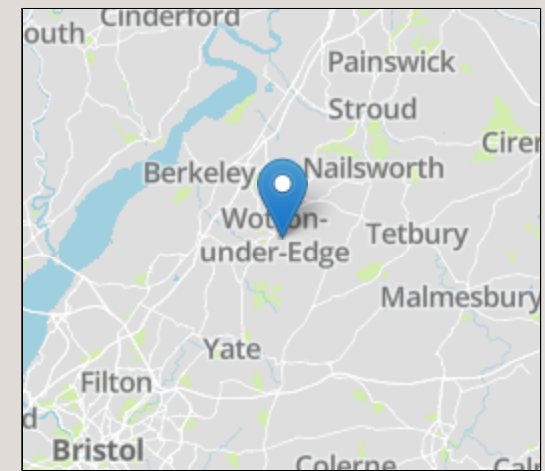
This charming Cotswold market town enjoys a vibrant High Street with an eclectic mix of independent shops and cafes, further complemented by two mini-supermarkets plus its own independent cinema (dating back to 1911) which shows current and arthouse films with digital and 3D equipment! Wotton-under-Edge is situated amidst beautiful countryside on the edge of the Cotswold escarpment, ideal for families and for those wanting to be part of a thriving community. The M5 Junction 14 is approx. 5.1 miles for commuters to Bristol, Gloucester and Cheltenham whilst Tetbury is 10.1 miles. For rail links to Bristol and Gloucester Cam and Dursley Railway Station is approx. 7 miles away. There are two Primary Schools centrally located in Wotton plus you will find more in the surrounding villages of Charfield, Tortworth and Hillesley. For secondary education the reputable Katharine Lady Berkeley is situated on the outskirts of the town in nearby Kingswood so still walking distance. Outdoor pursuits include exploring the Cotswold Way which runs directly through the town, the local Golf club, a refurbished Open Air Pool Swimming Pool (seasonal) with a retractable enclosure and for those with a flair for antiques and collectables, why not visit the Wotton Auction Rooms

Property Highlights, Accommodation & Services

- No Onward Chain • Kitchen With Adjoining Utility Area • Generous Sized Living Room With Woodburner • Downstairs Cloakroom
- Conservatory With Doors To The Garden • Larger Than Average Garden With Side Access
- Sun Room With Double Doors To Garden • Driveway Parking • Stroud District Council - Band B
- SECTION 157 Housing Act 1985 – This property was formerly a Local Authority house and contains a restrictive covenant which requires consent to purchase from the Local Authority. A purchaser who has

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 round-about, taking the second exit - then right into Dyers Brook which runs into Wortley Road. Head



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D	66	
(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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