

The logo for Milburys, featuring the name in a white serif font on a dark blue background. A small white house icon is positioned below the name, centered between two horizontal lines.

Milburys

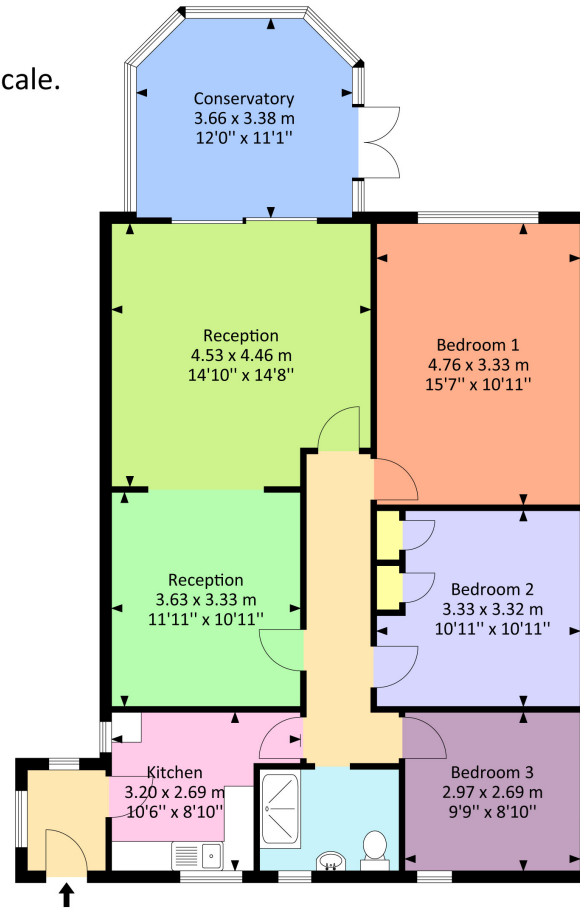
SALES LETTING MANAGEMENT



11 Holywell Road, Wotton-under-Edge, Gloucestershire, GL12 7NJ

£525,000

11 Holywell Road, Wotton-Under-Edge
Internal Area (Approx)
101.80 Sq.M / 1095.90 Sq.Ft
For identification only. Not to scale.
Produced by Energy Plus



11 Holywell Road, Wotton-under-Edge, Gloucestershire GL12 7NJ

If you look closely at the mid-point of the main image you will spot a detached bungalow facing back across the valley towards you. This lovely home sits at the head of a circa 0.28 acre plot with lawned gardens stretching out behind and some fantastic panoramic country views. There is off-street parking to the front and a garage to the side, plus a greenhouse behind. The 'spick and span' accommodation offers two separate reception rooms - with an interconnecting archway, plus the conservatory behind - a perfect spot to enjoy a cuppa and take in the gardens. There are three bedrooms and a smart modern shower room. The loft offers fantastic storage space with perhaps the opportunity for further expansion upwards (subject to any necessary consents). Practical benefits include gas central heating and double-glazing. Overall a great opportunity to acquire and make your own mark on a lovely semi-rural home in a highly desirable setting on the outskirts of Wotton-under-Edge. And if you are looking for a quick move, it also comes with no onward chain - come and view!

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, perfect for walkers. 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

- Detached Bungalow
- Circa 0.28 Acres
- Panoramic Views
- Ripe For Personalization And Updating
- Generous Lawned Gardens
- Garage And Off-Street Parking
- Sought After Location
- Lounge, Dining Room, Conservatory
- Three Bedrooms
- Gas Central Heating, Double-Glazing

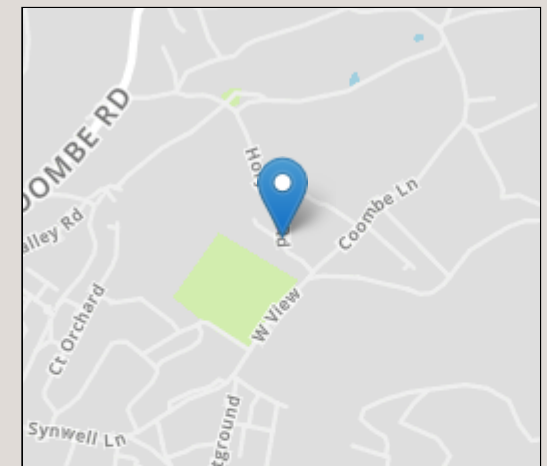
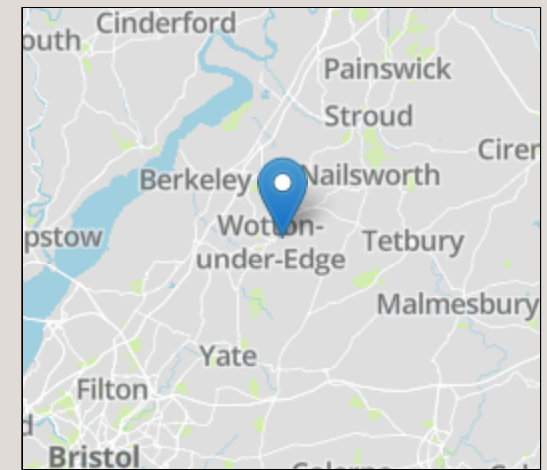
Directions

Driving out of Wotton-under-Edge in a northerly direction on the B4058, look out for Holywell Road on your righthand side. Turn in, drop down to the bottom of the valley, then continue up the other side between the hedgerows. Look out for No.11 on your righthand side as you approach the top of the lane.

Local Authority & Council Tax - Stroud - Tax Band E

Tenure - Freehold

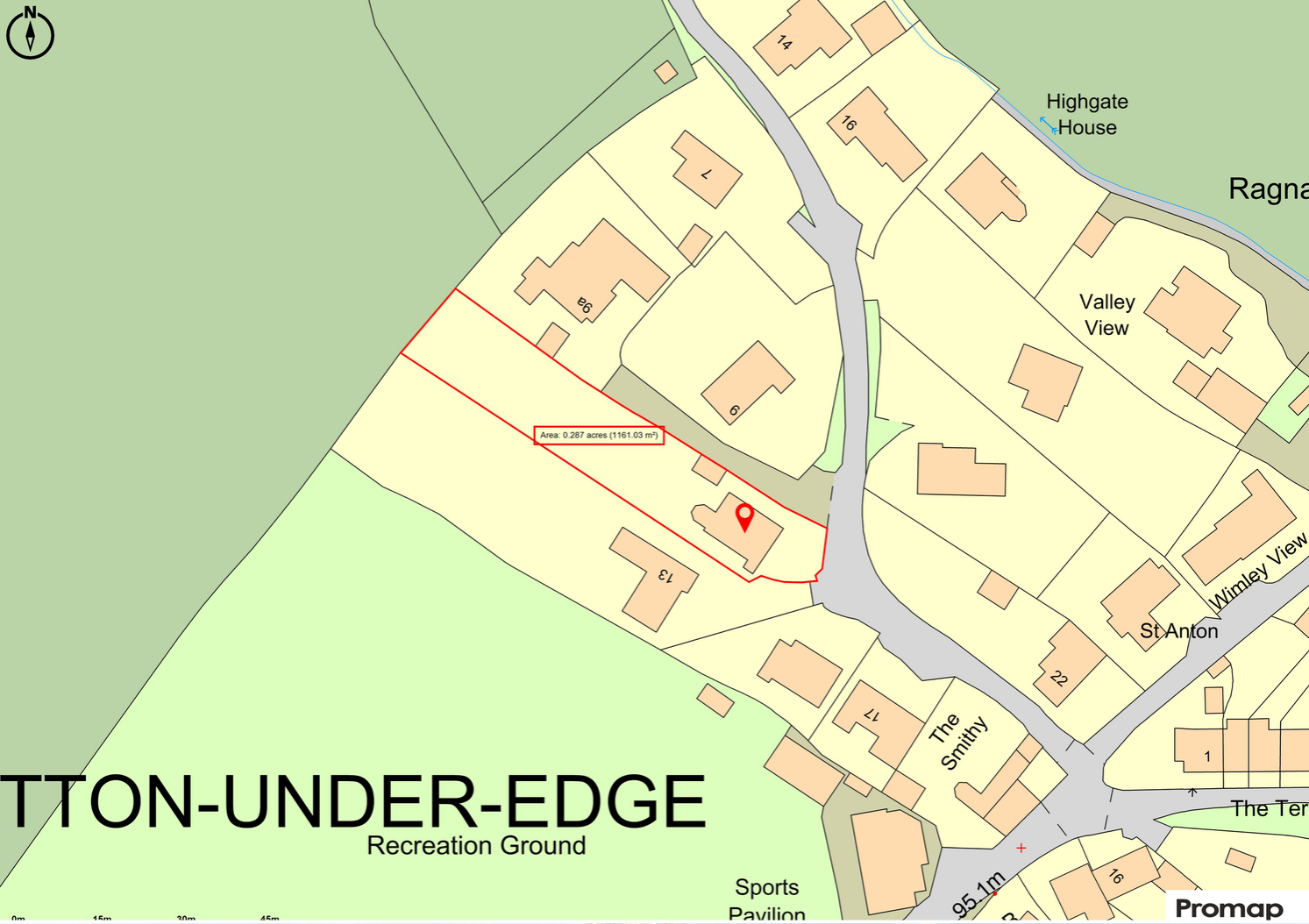
Contact & Viewing - Email: wotton@milburys.co.uk Tel: 01453 842666



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive	current EPC

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





www.milburys.co.uk