

Milburys

SALES LETTING MANAGEMENT



8 Rope Walk, Wotton-under-Edge, Gloucestershire, GL12 7AA

£329,500

8 Rope Walk, Wotton-Under-Edge, GL127AA
Internal Area (Approx)
89.10 Sq.M / 959.30 Sq.Ft
For identification only. Not to scale.
Produced by Energy Plus



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Nestled in the heart of Wotton-under-Edge, moments away from the High Street and its excellent amenities is this fantastic opportunity. This much loved 1930s three-bedroom semi-detached house is in need of modernising and updating throughout. Entering the property, from the porch, you are welcomed into a light and airy hallway. There is a generous sized lounge diner with French doors opening into the rear garden. The galley kitchen takes you through into a conservatory over looking the rear garden, a versatile space perfect for relaxing in the summer months. Upstairs there are three bedrooms, two double bedrooms and one single. A family bathroom with a white suite completes the upstairs. Outside, to the rear of the property is a garden mainly laid to lawn with patio seating, a small allotment area and useful brick built storage shed. If you are looking for somewhere to call your own, please look no further! Call the Wotton-under-Edge office today to book your viewing.

Situation

This charming Cotswold market town enjoys a vibrant High Street with an eclectic mix of independent shops, cafes and even a 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. 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, local Golf clubs, a refurbished Open Air Pool Swimming Pool (seasonal) with a retractable enclosure.

Property Highlights, Accommodation & Services

- Three Bedroom - Semi Detached Property
- Walking Distance To excellent Primary And Secondary Schools
- Generous Sized Lounge With French Doors To The Garden
- Galley Kitchen Through To A Conservatory
- In Need Of Updating And Modernisation
- Front and Rear Gardens
- Close to Amenities and Transport Links
- Potential and Opportunity for home improvement
- Gas Central Heating And Double Glazing
- Stroud District Council - Band B

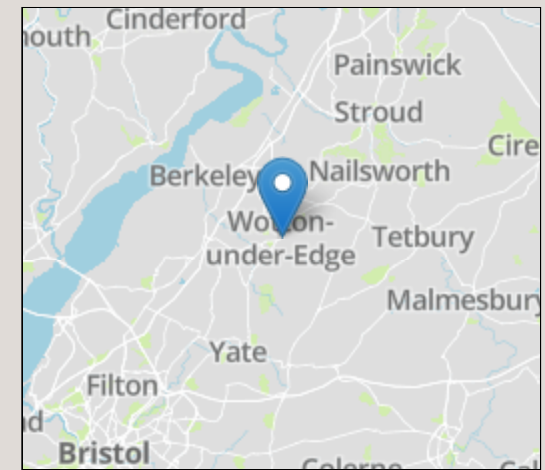
Directions

Upon Entering Wotton-under-Edge via New Road please turn right into Symn Lane and take the second left into The Chipping. Head to the end of The Chipping and turn right follow the road down and take the first left, just before Beaumont Square, and the property will be a short distance down on your right.

Local Authority & Council Tax - Stroud - Tax Band B

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	57	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive	81

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