

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Flat 5, The Old Court House, Wotton-Under-Edge, GL12 7AP

Guide Price £169,950



# Flat 5, The Old Court House, Bradley Street

Wotton-Under-Edge, GL12 7AP

Guide Price £169,950



The Old Court House is a Grade II Listed building dating back to circa 1851, having been converted in 1985 and now offering residential apartments. Found at the heart of Wotton under Edge, the apartment is accessed via an internal staircase which leads to the main hallway of the property. On entering the apartment you are met by an entrance hallway which leads to the kitchen, bathroom and a generous sitting/dining room. Outside the apartment has allocated parking for one car. Offered for sale with no onward chain. There is also a management company for the block which takes care of the building and communal areas.

Wotton under Edge is a delightful market town which provides a good choice of shops, a cinema, swimming pool (Summer Time), public houses, wine bar and restaurants/coffee shops. There are also nearby golf courses, lovely walks with close access to The Cotswold Way. You will also find two primary schools in the town with the reputable Katharine Lady Berkeley Secondary School within easy access. The property benefits from good commuter links with Junction 14 of the M5 motorway providing fast routes to Bristol, Gloucester and London.

- **Town Centre Grade II Listed First Floor Apartment with Parking**
  - **Entrance Hallway with Storage**
  - **Sitting Room/Dining Room**
    - **Kitchen and Bathroom**
      - **In Need of Updating**
  - **Allocated Parking for One Car**

## **Entrance**

Entrance via communal hallway with stairs to first floor apartment.

## **Entrance Hallway**

Via part glazed door, radiator, cupboard, doors to;

## **Bedroom**

11'1" x 10'10" (3.39m x 3.31m)

Sash window to side aspect, radiator, fitted mirror fronted wardrobes.



## Bathroom

6'9" x 5'10" (2.06m x 1.80m)

Window to side aspect, wc, pedestal wash hand basin, bath with shower attachment, part tiled walls, radiator.

## Kitchen

9'0" x 7'6" (2.76m x 2.30m)

Sash window to side aspect, range of wall and base units with work-surfaces, free-standing oven, ceramic sink with mixer tap, space for washing machine, tiled splash-backs, Worcester boiler, radiator.

## Sitting Room/Dining Room

18'0" x 15'0" (5.49m x 4.58m )

Two sash windows to side aspect, two radiators, feature fireplace with stone back and mantle.

## Outside

The property has allocated parking for one car found to the side of the property.





Road Map



Hybrid Map



Terrain Map



## Viewing

Please contact our Hunters Dursley Office on 01453 542 395 if you wish to arrange a viewing appointment for this property or require further information.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

18 Parsonage Street, Dursley, GL11 4EA  
Tel: 01453 542 395 Email: [dursley@hunters.com](mailto:dursley@hunters.com) <https://www.hunters.com>