

# HUNTERS<sup>®</sup>

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## 1 Elmtree Villa

Wanswell, Berkeley, GL13 9SE

Guide Price £320,000



Council Tax: B



# Elmtree Villa

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## Entrance Hall

With original quarry tiled floor, radiator, inset ceiling spotlights and stairs to first floor landing.

## Cloakroom

Having WC.

## Open Plan Living/Dining Room

23'7" x 14'6" narr. to 10'1" (7.21 x 4.43 narr. to 3.08)  
An open plan room having dual aspect windows to front and rear, radiator, two feature fireplaces, one with woodburning stove, built-in cupboard, ceiling lights.

## Kitchen/Breakfast Room

16'0" x 8'8" (4.89 x 2.66)

Fitted with a range of wall and base units with work-surfaces over, space for fridge, freezer and dishwasher, stainless steel sink and drainer unit, range cooker with extractor fan over and tiled splashback, radiator, tiled flooring, windows to side and rear and door to garden.

## First Floor Landing

From the entrance hall stairs lead to first floor landing with window to side and stairs to second floor landing.

## Bedroom Two

18'1" x 11'4" (5.53 x 3.47)

With two windows to front, radiator, ceiling light.

## Bedroom Three

11'10" x 12'2" narr. to 10'6" (3.62 x 3.71 narr. to 3.22)

With window to rear, radiator, ceiling light, vanity sink unit.

## Bathroom

Fitted with a white suite comprising bath with shower over and shower mixer tap, pedestal wash hand basin, WC, part tiled walls, radiator, window to side and door leading to:

## Utility

8'9" x 7'4" (2.69m x 2.25m )

With windows to rear and side, radiator, space and plumbing for washing machine and tumble dryer with work-surface over.

## Second Floor

Stairs from the first floor lead to a small second floor landing with window to rear, which leads to:

## Bedroom One

18'8" x 16'6" narr. to 11'10" (5.70 x 5.04 narr. to 3.61)

With two velux windows, inset ceiling spotlights, under eaves storage cupboards,, large window with doors and Juliette balcony.

## Outside

The rear garden is mainly laid to lawn with shrubs and bushes, brick built store shed and fence boundaries.

The front garden is laid to lawn with wooden store shed, fence boundaries and side gate.

## Agents Note

The seller applied for Adverse Possession 6 1/2 years ago for a section of the rear garden. Full possession will be granted on the twelfth year.

There is a right of way over the pathway to front leading to the property (shared by two other neighbours).

**\*END OF TERRACE\*** Hunters are pleased to offer this delightful cottage located in the sought after hamlet of Wanswell near Berkeley. The property has an abundance of charm and character throughout. It does require updating and gives someone the perfect opportunity to put their own stamp on the house. Being set over three floors the accommodation briefly comprises of lounge, dining room, kitchen/breakfast room and cloakroom on the ground floor. There are two bedrooms, bathroom and utility on the first floor with a large principal bedroom on the second floor with a Juliette balcony overlooking farmland to the rear.

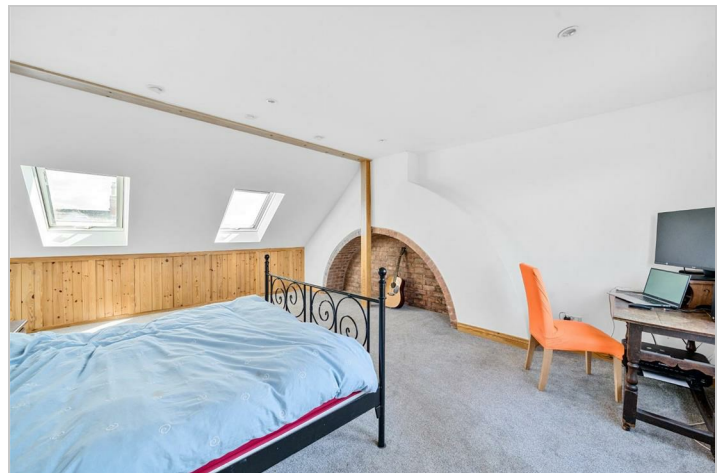
Wanswell is a semi-rural hamlet with easy access to the historic castle town of Berkeley with its array of day to day retailers, primary school, doctors, public houses and eateries. The larger town of Dursley is approx. 15 mins drive away with a secondary school and further shopping options. For those needing to commute the A38 and M5 motorway is close to hand for onward travel to Gloucester, Bristol, Bath and Cheltenham. There is a mainline train station at Box Road, Cam for links to London Paddington via Gloucester and Bristol.

- Three Bedroom Character Cottage

- Set Over Three Floors
- Kitchen/Breakfast Room
- Downstairs Cloakroom
  - Utility Room

- Hamlet Location

- In Need of Modernisation
- Open Plan Living/Dining Room
  - Family Bathroom
- Front and Rear Gardens



## Road Map



## Hybrid Map



## Terrain Map



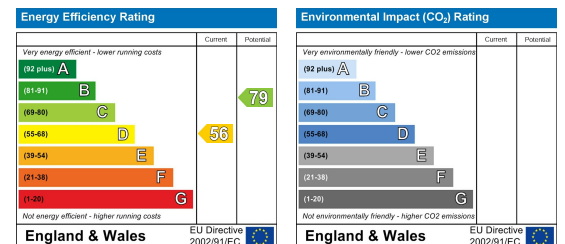
## Floor Plan



## 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.

## Energy Efficiency Graph



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.