

# HUNTERS®

HERE TO GET *you* THERE



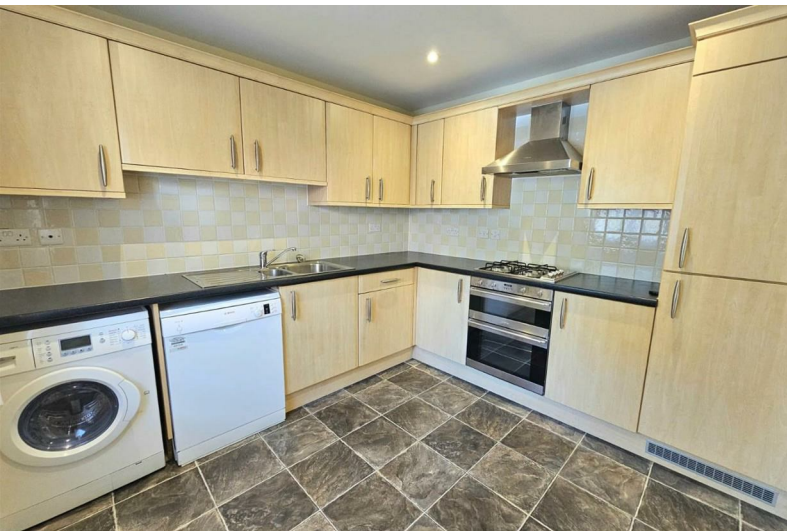
## 42 Gloucester Street

Wotton-Under-Edge, GL12 7DN

Asking Price £295,000



Council Tax: C



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## Entrance Hall

Via part glazed door, radiator, stairs to first floor landing, doors to:

## Cloakroom

Pedestal wash hand basin, WC, shelf area, radiator.

## Kitchen/Breakfast Room

9'8 x 10' (2.95m x 3.05m)

Window to front aspect, radiator, range of wall and base units with work-surfaces, tiled splash-backs, stainless steel 1 1/2 bowl sink unit with mixer tap, electric oven with gas hob, freestanding Bosch dishwasher and Bosch washer/dryer, integrated Liebherr freezer, integrated SMEG fridge, SMEG extractor fan.

## Lounge

11'8 x 10'8 (3.56m x 3.25m)

French doors to garden, feature fireplace with hearth, two radiators, door to storage cupboard with Vaillant boiler and shelving.

## First Floor Landing

From the entrance hall stairs lead to first floor landing with window to rear aspect, radiator, access to loft space, fitted cupboard with shelving and hanging space.

## Bedroom Two

9'6 x 7'6 (2.90m x 2.29m)

Window to rear aspect with views, radiator.

## Bedroom One

9'8" x 13'3" (2.97m x 4.06m)

Window to front aspect, radiator, fitted wardrobes with hanging rail, Jack and Jill door to bathroom. (Measurement to rear of wardrobes).

## Bathroom

6'4 x 6'9 (1.93m x 2.06m)

Frosted window, hidden cistern WC, wash hand basin, bath with over-bath shower, wall cabinet, radiator, shaver mirror, glass shelving.

## Outside Front

Small shingle area, step up to front door.

## Outside Rear

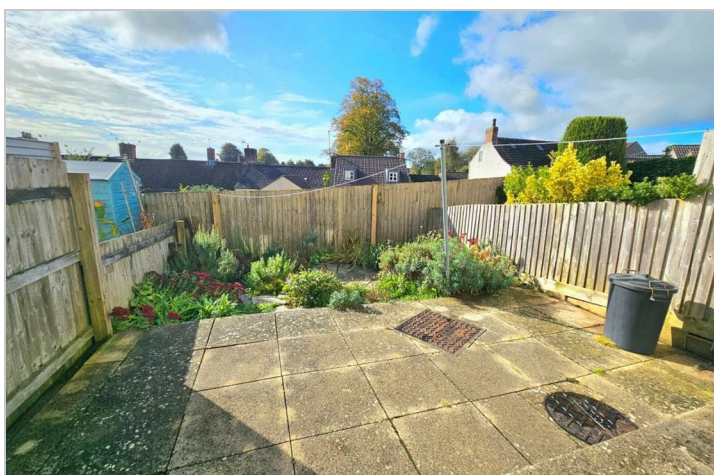
With a southerly aspect, enclosed by fencing, patio area, various plants and shrubs, storage shed. The property has off street allocated parking for one car which can be found under the coach house at the end of the terrace.



Offered for sale with no onward chain and found on the Weavers Row development, constructed in 2006, this spacious mid terraced property offers generous accommodation arranged over two floors. On entering the property you are met by an entrance hallway giving access to the downstairs cloakroom, kitchen/breakfast room with freestanding washer/dryer, dishwasher, integral fridge/freezer, oven and gas hob. The lounge is to the rear of the property with French doors leading to the sunny South facing rear garden. On the first floor a landing area leads to the main bedroom with fitted wardrobes with 'Jack and Jill' bathroom having bath with over-bath shower. The second bedroom is found to the rear of the property overlooking the market town. Outside the property has a sunny, low maintenance, rear garden with garden shed. The property also benefits from allocated off street parking for one car close by.

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.

- Popular Development Close to Wotton Town Centre
- Generous Kitchen/Breakfast Room with Fitted Appliances
- Main Bedroom with 'Jack and Jill' Bathroom
  - Low Maintenance Rear Garden
  - No Onward Chain
- Entrance Hallway and Downstairs Cloakroom
- Lounge with French Doors to South Facing Garden
  - Further Bedroom to Rear Aspect
  - Off Street, Allocated, Parking for One Car



Road Map



Hybrid Map



Terrain Map



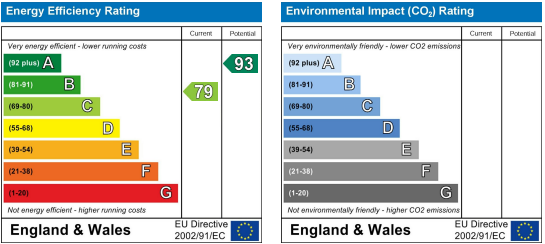
Floor Plan



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.