

HUNTERS®

HERE TO GET *you* THERE



36 Parklands

Wotton-Under-Edge, GL12 7LT

£475,000



Council Tax: D



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Entrance

Via part glazed front door with side screen to entrance hallway.

Entrance Hallway

Access to loft space and doors to:

Kitchen

Fitted with a range of wall and base units with worktop surfaces over, inset sink and drainer unit, tiled splash-back, space for washing machine, built in dishwasher, oven and hob with extractor fan over, inset ceiling spotlights, skylight window, door to rear garden and opening to dining room area.

Dining Room

With sliding door to garden, skylight window, radiator, window to side.

Living Room

Windows to front and rear, feature fireplace, two radiators.

Bedroom One

Fitted wardrobes, window to rear, radiator.

Bedroom Two

Fitted wardrobes, window to the front and radiator.

Bedroom Three

Window to the front and radiator.

Bathroom

Corner bath with shower mixer tap, vanity unit with wash hand basin, WC and cupboard space, radiator, shower cubicle, frosted window, part-tiled walls, inset ceiling spotlights.

Outside

Lawned area to the front with driveway parking leading to integral garage with up and over door.

The property benefits from wrap-around gardens mainly laid to lawn with fence boundaries, shrub borders, extensive lawn, gated access to front and patio area.

Anti-Money Laundering (AML) Compliance

Estate agents operating in the UK are legally required to carry out Anti-Money Laundering (AML) checks in line with regulations set by HM Revenue and Customs (HMRC). At Hunters Dursley, we use Moverly to facilitate these checks as part of our commitment to compliance and transparency. It is mandatory for both buyers and sellers to complete AML verification before a property transaction can proceed. A fee will be charged for each individual AML check carried out.

Set in an elevated position enjoying fantastic views over Wotton-under-Edge and the surrounding countryside, 36 Parklands is a spacious and extended three-bedroom bungalow offering excellent potential for modernisation.

The property features a bright living room, kitchen, three bedrooms, and a family bathroom. A rear extension adds valuable extra living space, ideal as a dining area, snug, or home office. While some updating is required, this bungalow provides a wonderful opportunity to create a home in a sought-after location.

Externally, the bungalow enjoys a private rear garden, a garage, and driveway parking. The elevated setting not only enhances the sense of privacy but also provides beautiful panoramic views from the front aspect.

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.

- Three-Bedroom Detached Bungalow
- Elevated Position with Stunning Views Over Wotton and Neighbouring Countryside
- Extended to the Rear, Offering Flexible Living Space
- In need of Modernisation – Great Potential to Add Value
- Bright Living Room and Separate Kitchen
- Garage and Driveway Parking
- Quiet and Established Residential Location
- Walking Distance to Wotton High Street, Shops, and Local Amenities
- Close to Scenic Walks and the Cotswold Way
- Easy Access to the M5, A38, and Nearby Market Towns



Road Map



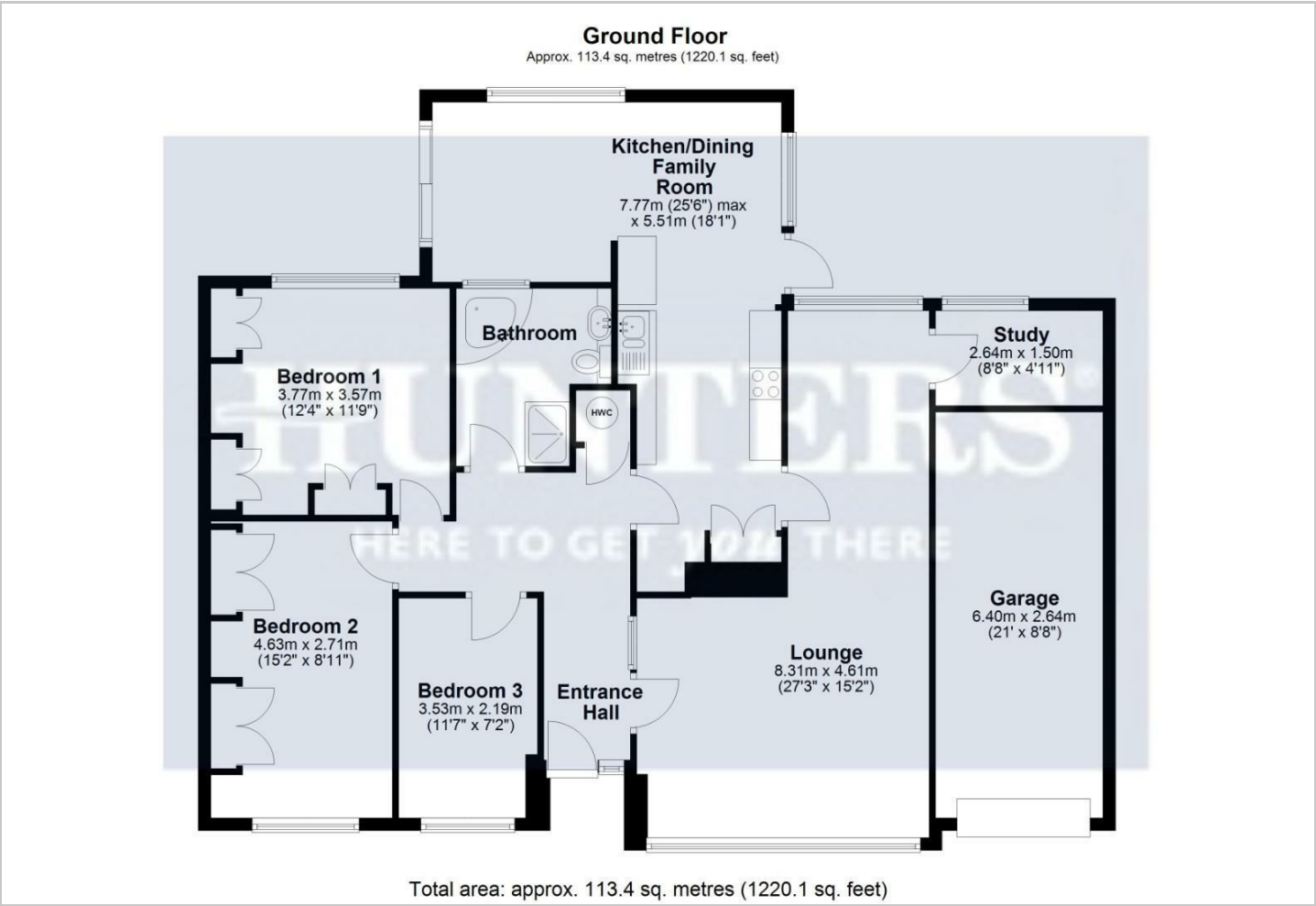
Hybrid Map



Terrain Map



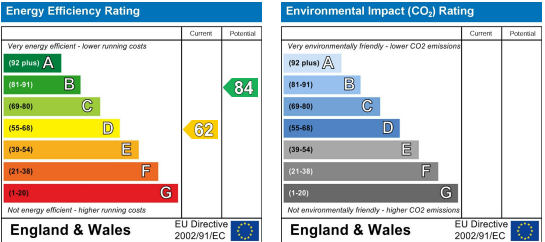
Floor Plan



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.