

HUNTERS[®]

HERE TO GET *you* THERE



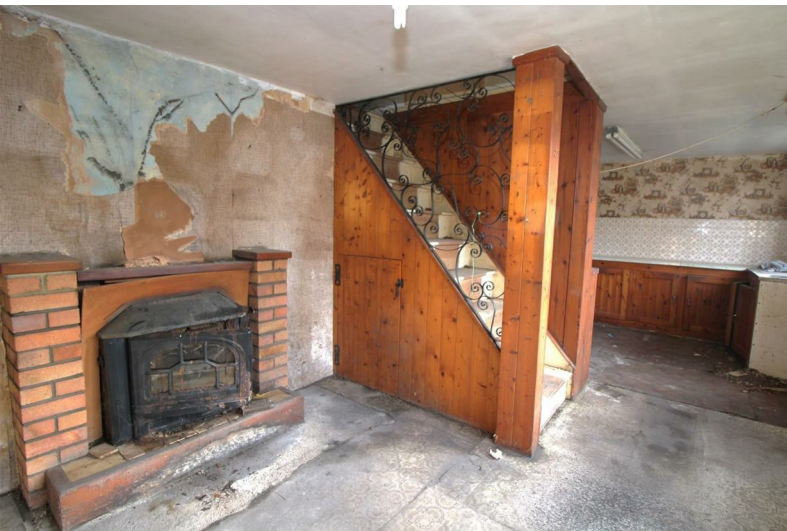
Stowell Hill Road

Tytherington, Wotton-Under-Edge, GL12 8UH

Guide Price £275,000



Council Tax: B



2 Hill View Stowell Hill Road

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Introduction

In search of a project? Then this two bedroom character cottage could be just what you are looking for. Situated just a short drive from Thornbury in the popular village of Tytherington, this traditional two bedroom end of terrace holds huge potential for development. Set back from the main road with a generous 25m garden to the rear, this property represents an exciting opportunity for those buyers seeking a blank canvas on which they can create their ideal home.

Please be aware that the extensive amount of essential remedial works required mean that this property will only be suitable for cash buyers and those with a very large deposit. We suggest that that the works required will take it beyond the ability of most D.I.Y'ers No Chain!

Entrance

Via part glazed front door opening to

Hallway

Two storage cupboards and radiator

Living Room

15'11" x 12'0" (4.86m x 3.67m)

Dual cottage style sash windows to front. feature stone fireplace and radiator

Dining Room

11'10" x 10'8" (3.61m x 3.27m)

Window to rear, fireplace and staircase rising to first floor

Kitchen

10'10" x 10'5" (3.32m x 3.18m)

Casement window and part glazed door to rear.

Range of pine fronted units to incorporate sink unit and work surfaces. Pine dresser unit

Landing

Two large storage cupboards

Bathroom

Cottage style sash window to front. Suite comprising W.C, wash hand basin and panelled bath. Radiator

Bedroom 1

12'1" x 10'7" (3.69m x 3.24m)

Cottage style sash window to front. Radiator

Bedroom 2

11'11" x 7'6" (3.64m x 2.29m)

Cottage style sash window to front. Radiator

Front Garden

Generous established plot of approx 20 meters in length with several established trees

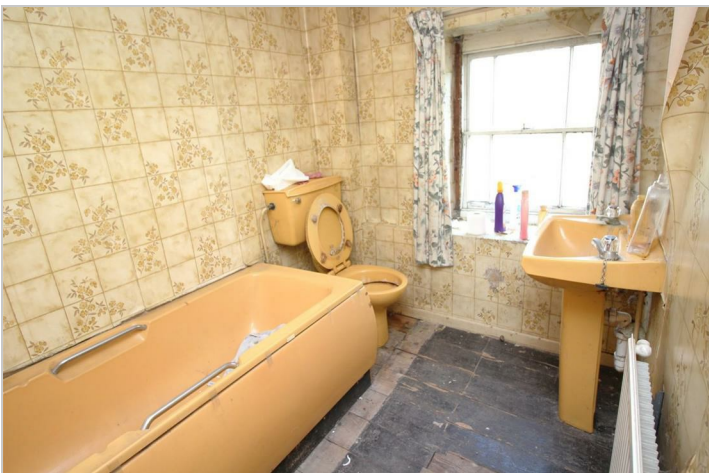
Rear Garden

Enclosed level plot of approx 25 Meters with rear vehicular access. This garden is currently overgrown and requires cultivation.

Material Information - Thornbury

Tenure Type; Freehold

Council Tax Banding; South Gloucestershire Band B



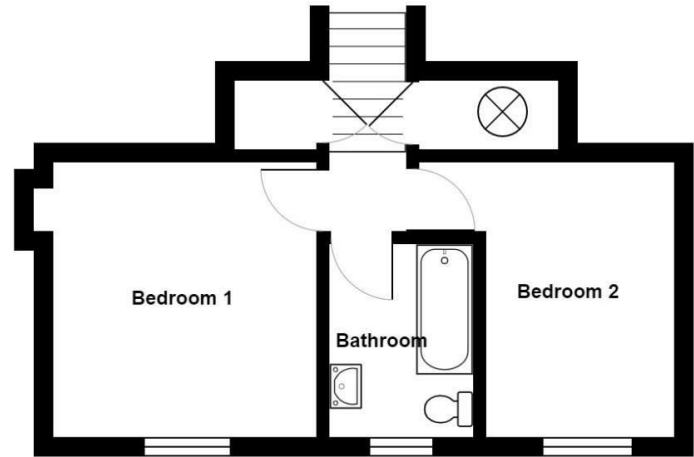
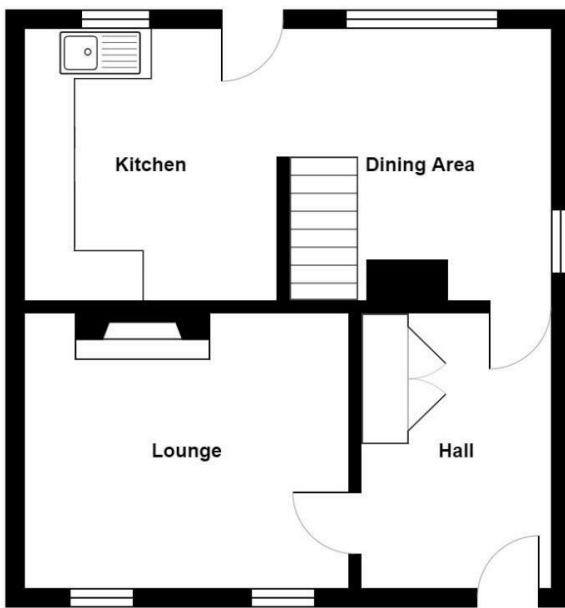
Road Map



Hybrid Map



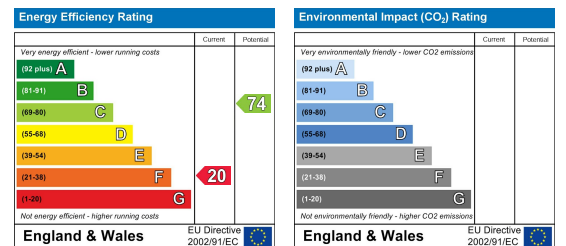
Terrain Map



Viewing

Please contact our Hunters Thornbury Office on 01454 411522 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.