



Characterful Grade II Listed
2 Bedroom Terraced Home
Bear Street, Wotton-under-Edge, GL12

Guide Price £240,000
www.griffithnobes.co.uk



TWO BEDROOMS | CHARACTERFUL TERRACED COTTAGE | BEAUTIFULLY PRESENTED THROUGHOUT
FEATURE FIREPLACE | KITCHEN/BREAKFAST ROOM | LOW MAINTENANCE GARDEN | PATIO AREA
LATEST EPC RATING: D | GAS CENTRAL HEATING | GRADE II LISTED BUILDING

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This charming, beautifully presented Grade II Listed terraced house is situated on Bear Street, just a short distance from the High Street of Wotton-under-Edge.

Stylish accommodation comprises a lounge with feature fireplace, kitchen/breakfast room overlooking the rear garden and a downstairs shower room with w/c and wash hand basin.

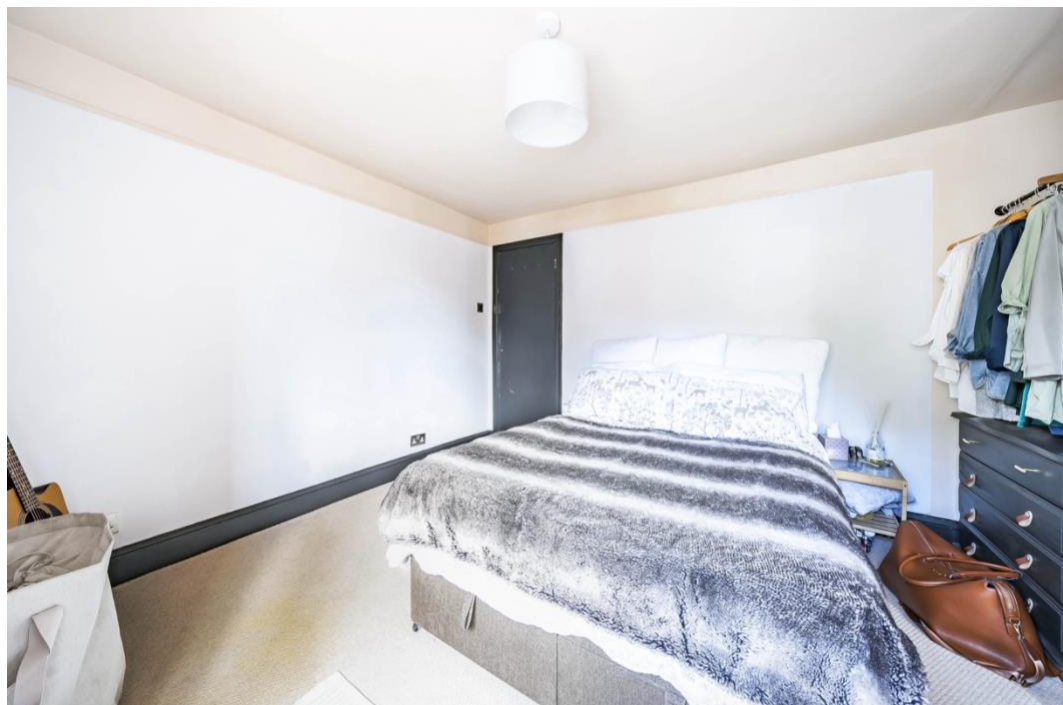
Upstairs, you will find the master bedroom and a versatile second bedroom, currently utilised as a home office, perfect for remote working or guest accommodation.

The rear of the property features a low-maintenance garden, complete with a patio area ideal for outdoor seating and entertaining.



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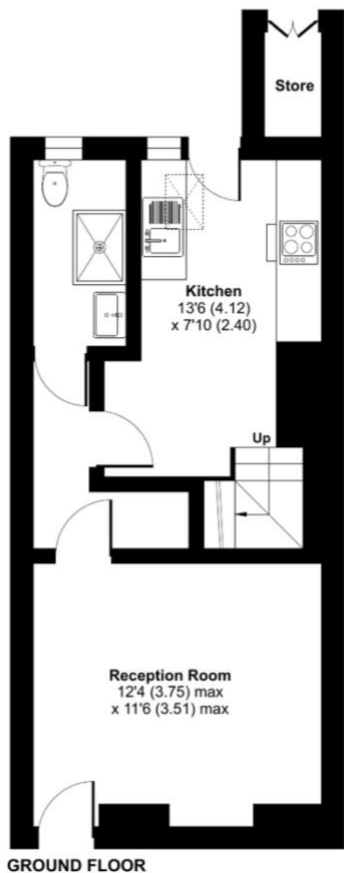
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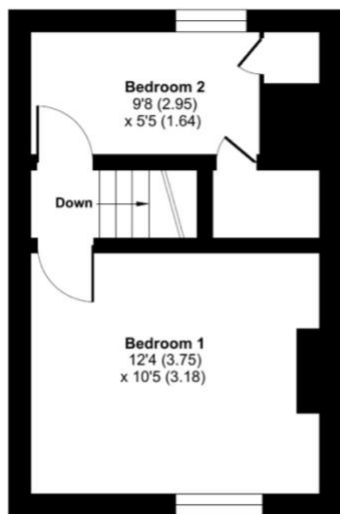
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Approximate Area = 624 sq ft / 57.9 sq m
Store = 11 sq ft / 1 sq m
Total = 635 sq ft / 58.9 sq m
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Council Tax Band: **B (£1,849.59)** Tenure: **Freehold**. EPC Rating: **Exempt**

Utilities: **Mains Electric, Mains Gas, Mains Water, Mains Sewer.**

Broadband: **Standard up to 18Mbps*, Superfast up to 80Mbps***

Phone Network: **EE, Three (Limited), o2, Vodafone**

*Information obtained from Ofcom Website, June 2024.

Viewings available by appointment only.

Tel: 01453 799938 or E-Mail: hello@griffithnobes.co.uk for further details.

A little about Wotton-Under-Edge and the surrounding area...

Wotton-under-Edge is a charming Cotswold market town with a vibrant High Street, offering a mix of independent shops and cafes. The town has many amenities including sports facilities and an independent cinema.

Wotton-under-Edge is situated amidst beautiful countryside on the edge of the Cotswold escarpment, which is ideal for families and commuters alike. There are two very popular Primary Schools in the town; The Blue Coat School and The British School. Additional primary schooling can also be found, subject to availability, in the villages surrounding Wotton-under-Edge, which include Kingswood Primary, North Nibley Primary School and Charfield Primary School.

The Katharine Lady Berkeley Secondary School is highly regarded locally is in easy reach of the town, situated in the nearby village of Kingswood.

The Cotswold Way runs directly through the town and there's also the local Cannons Court Golf Club and The Cotswold Edge Golf club within easy reach. Many sports clubs for children and adults exist as well as an open air swimming pool available at limited times in the year. The M5 Junction 14 is approx. 6 miles for commuters to Bristol, Gloucester and Cheltenham whilst Tetbury is 10 miles. For rail links to Bristol and Gloucester Cam and Dursley Railway Station is approx. 8 miles away and has a free car park on site.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2023. Produced for Griffith Nobes Lettings and Management Ltd. REF: 1025847



IMPORTANT NOTE:

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We work with a number of companies that provide services that may be of interest to you, and where you take up a referral, we may earn an average fee of £100.00.

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