

Charming and Characterful Cottage
2 Bedroom End Terraced Home
Knapp Road, Synwell, Wotton-under-Edge, GL12

Guide Price £270,000
www.griffithnobes.co.uk



END TERRACED HOME | BEAUTIFULLY RENOVATED WITH ATTENTION TO DETAIL | CHARMING AND CHARACTERFUL COTTAGE

TWO DOUBLE BEDROOMS | WELCOMING LOUNGE | IMPRESSIVE KITCHEN/DINING ROOM | GAS CENTRAL HEATING

EPC RATING: D | DOUBLE GLAZING | NO ONWARD CHAIN

01453 799938

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This charming two-bedroom cottage has been extensively renovated throughout to provide the perfect synergy of characterful beauty and modern comfort.

Situated in the residential, conservation area of Synwell, in the sought-after market town of Wotton-under-Edge, the property benefits from a lovely setting, opposite the allotments providing an open outlook and feeling of space.

Lovingly renovated, with attention to detail, the property must be seen to be appreciated. The welcoming lounge is beautifully dressed to further complement the charm and character of this delightful cottage.



The kitchen and dining area are modern, sleek and practical, with a range of wall and base units that blend beautifully with this characterful, light and bright space, flooded with natural light from the high ceilings and skylight combination.

Upstairs, on the first floor, you'll find the family bathroom, which is sure to impress, with a sleek modern finish, as well as a double bedroom. On the second floor you'll be greeted with a spacious and charming attic, master bedroom.

This property is offered with no onward chain. Viewings by appointment only.

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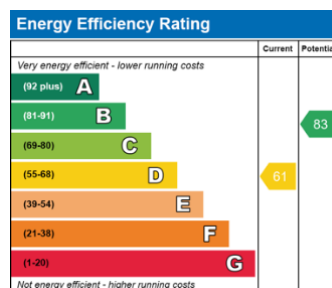
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USEFUL INFORMATION

Local authority: Stroud District Council

Council Tax Band: B (£1,849.59)

EPC Rating: D



BROADBAND & TELEPHONE

Broadband: (Highest available speeds – Download / Upload)

Standard: 17Mbps / 1Mbps

Superfast: 80Mbps / 20Mbps

Ultrafast: 1000Mbps / 100Mbps

Mobile Telephone:

EE, Three, O2, Vodafone. (some limited indoor coverage)

For more information, visit <https://checker.ofcom.org.uk>

UTILITIES

Electricity: Mains Supply

Gas: Mains Supply

Water: Mains Supply

Sewerage: Mains Supply

VIEWINGS

Viewings are available by appointment only.

For further details, please contact us:

Telephone: 01453799938 WhatsApp: 01453799938

E-Mail: hello@griffithnobes.co.uk



IMPORTANT NOTE:

These particulars should not be relied upon as statement or representation of fact and do not constitute part of an offer or contract. The Seller does not make or give, nor do Griffith Nobes Lettings and Management Ltd ("we") or our employees have the authority to make or give any representation or warranty in relation to this property. We would strongly recommend that all information we provide about the property is verified by yourself on inspection. We have not carried out a survey nor have we tested any appliances, services or specific fittings at the property which are NOT included unless specified in writing.

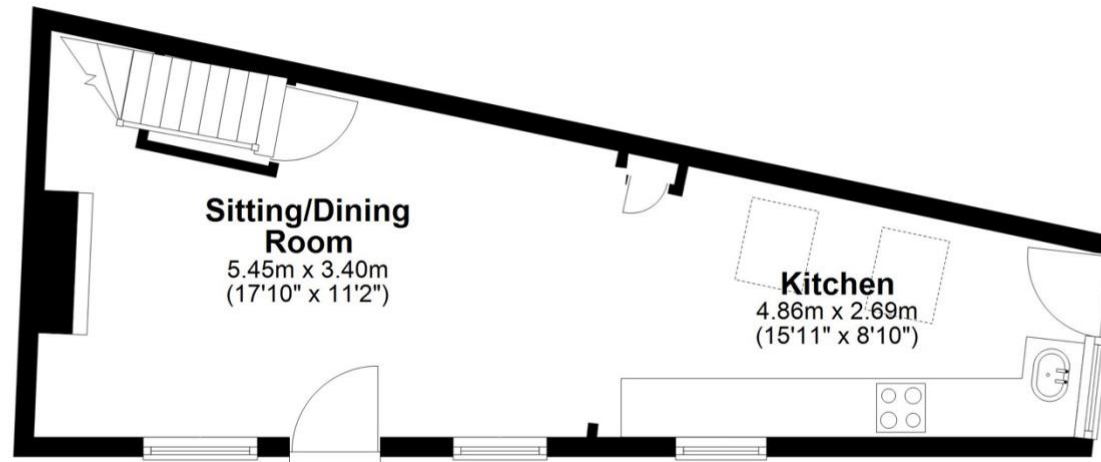
We work with a number of companies that provide services that may be of interest to you, and where you take up a referral, we may earn an average fee of £100.00.

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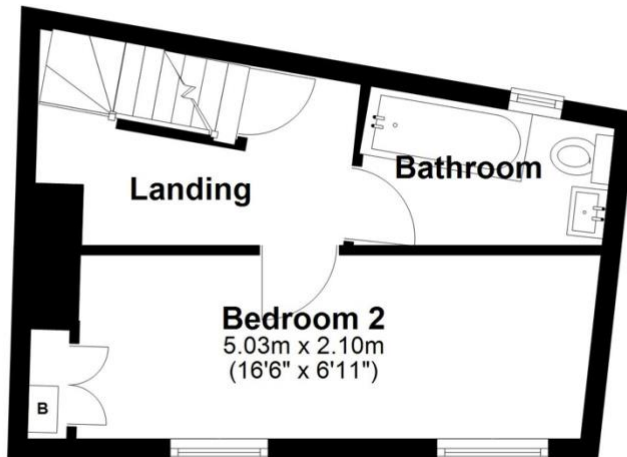
Ground Floor

Approx. 32.5 sq. metres (350.4 sq. feet)



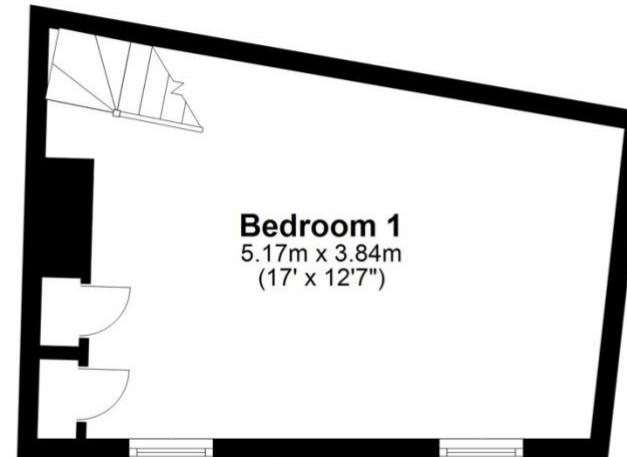
First Floor

Approx. 21.4 sq. metres (230.4 sq. feet)



Second Floor

Approx. 21.5 sq. metres (231.0 sq. feet)



Total area: approx. 75.4 sq. metres (811.8 sq. feet)

FOR IDENTIFICATION PURPOSES ONLY – NOT TO SCALE