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Flat 7, Lyley House, 6 Bradley Street, Wotton-under-Edge, GL12 7AP

A well-presented, two-bedroom bungalow accompanied by a private garden, double garage, off-road parking and use of the communal garden all within a short stroll from the centre of town. An ideal first-time buy, downsize or investment opportunity. Offered to the market with no onward chain.

The bungalow makes up part of Lyley House which is an impressive Grade II listed building on Bradley Street believed to have been converted in the late 1980's into six flats with the two adjoining bungalows added around the same time. This particular property has been under the current ownership for the last fourteen years and in this time has had a new contemporary bathroom and kitchen fitted.

The bungalow is entered into an entrance hall with doors providing access to all rooms. The kitchen sits to the front of the bungalow and has a good range of wall and base cabinets including a pull-out larder. Integrated appliances comprise a dishwasher, electric oven and gas hob with an extractor above. The kitchen opens onto the inviting sitting/dining room which is a charming space filled with natural light thanks to the bay French window with doors opening out on to the rear garden terrace.

The master bedroom is a well-proportioned room and has a unique diagonal window with views overlooking the garden. The second bedroom is also a double room and benefits from a built-in wardrobe. The bathroom has stylish wall tiles and has a white suite comprising a bath with a shower over, wash hand basin, WC and a heated towel radiator.

Outside, the property is approached through a pedestrian doorway reached from Bradley Street with a paved walkway leading to the front door. To the rear of the bungalow there is a garden that is predominantly laid to lawn with established borders to either side and a cherry tree to one corner. The far boundary of the garden is an attractive stone and brick wall which perfectly frames the garden. To one corner there is a pedestrian right of way leading out to the communal garden which can also be accessed from the front of the bungalow along the pedestrian footpath. A further communal garden is a lawned area which can be enjoyed by all residents of Lyley House. Just adjacent to the communal garden is the off-road parking and garage block accessed from Westfields. The bungalow benefits from two garages within the block.



We understand the property is connected to all mains services; gas, electricity, water and drainage. Council tax band C (Stroud District Council).

The apartment is leasehold and the management company is owned and managed by the owners of the flats. There is a service charge of £1,000 per annum.

EPC - 56 (D)

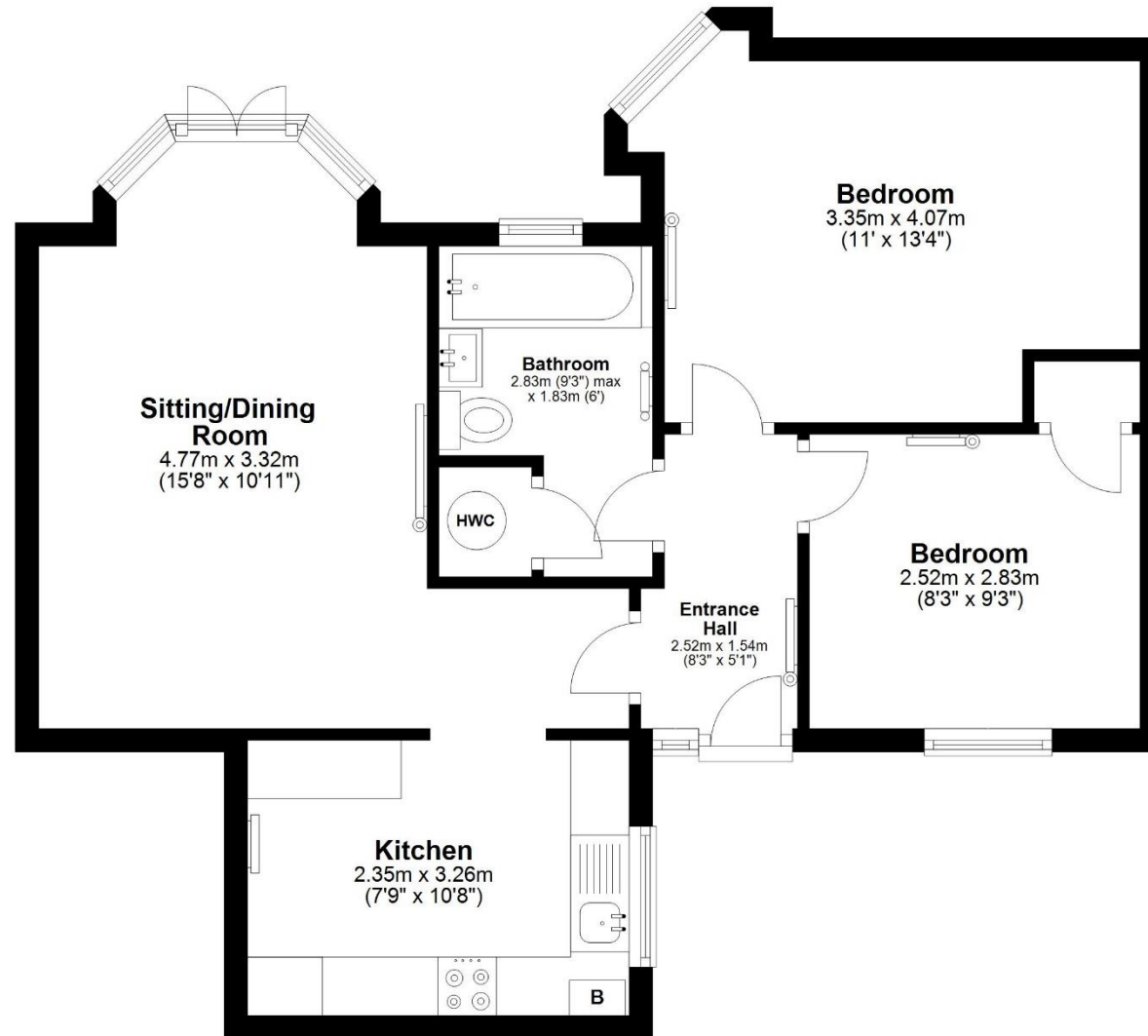
The charming market town of Wotton-under-Edge offers a wide range of amenities, including a vast array of independent shops, cafes and restaurants and two supermarkets. The town also offers two primary schools, the highly regarded Katherine Lady Berkeley secondary school, doctors and dentists' surgeries, an independent cinema, along with leisure facilities. There are numerous walks and cycling opportunities from the doorstep and the renowned Cotswold Way weaves its way through the town. Wotton-under-Edge is situated close to the M5 motorway (Junction 14) and the A38, which gives easy access throughout the south-west.

Guide Price £279,950



Ground Floor

Approx. 55.6 sq. metres (598.0 sq. feet)



Total area: approx. 55.6 sq. metres (598.0 sq. feet)