

hunter
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22 Britannia Mews, Wotton-Under-Edge, Gloucestershire, GL12 7EJ

A well-presented mid-terrace town house situated in a peaceful cul-de-sac in the heart of Wotton-under-Edge and conveniently located within walking distance of the town centre and all its excellent amenities.

Britannia Mews is an attractive development of modern properties built by Crest Nicholson in 2015. This particular property is arranged over three floors, extending to approximately 1195sq.ft, offering a beautifully sociable and practical layout to suit modern day living.

The property is entered into a welcoming entrance hall with stairs leading up to the first floor and access to a downstairs cloakroom. The impressive double aspect, open plan kitchen/dining/sitting room runs the length of the house and is filled with natural light from the French doors that lead directly out into the rear garden. The kitchen area sits to the front of the property and there is an excellent range of contemporary wall and base cabinets with a breakfast bar peninsular. Integrated appliances comprise an oven and hob with extractor hood above and there is space and plumbing for a dishwasher and washing machine along with space for a fridge/freezer. To one side of the room is a spacious cupboard providing excellent storage. Centrally within the room there is space for a dining area then a seating area to the far end.

On the first floor there is a welcoming sitting room which sits at the rear of the property and has two sets of French doors with Juliet balconies overlooking the rear garden. The principal bedroom sits to the front and benefits from built in wardrobes and a contemporary en-suite shower room.

On the second floor there are three further bedrooms. The larger of these is a well-proportioned double room with double built-in wardrobes, whilst the other two are single in proportions and situated at the rear. The smaller of these rooms would work very well as a study for anyone requiring a home office. The family bathroom is located on this floor and has a modern white suite comprising a bath with a shower, low level WC, wash hand basin and heated towel radiator.

The private rear garden has been designed to be low maintenance and predominantly laid to astro turf with a timber storage shed to one corner. The space is fenced to all sides and there is a patio terrace that runs across the rear of the house.

Two allocated parking spaces are situated across from the property along with a communal bin store.





We understand the property is connected to all mains services: gas, electric, water and drainage. Council tax band D (Stroud District Council). The property is freehold.

There is an NHBC warranty on the property with just under a year remaining. Potters Pond is subject to a bi-annual service charge of £194.56 which contributes to the upkeep of the communal areas.

EPC – C (78).



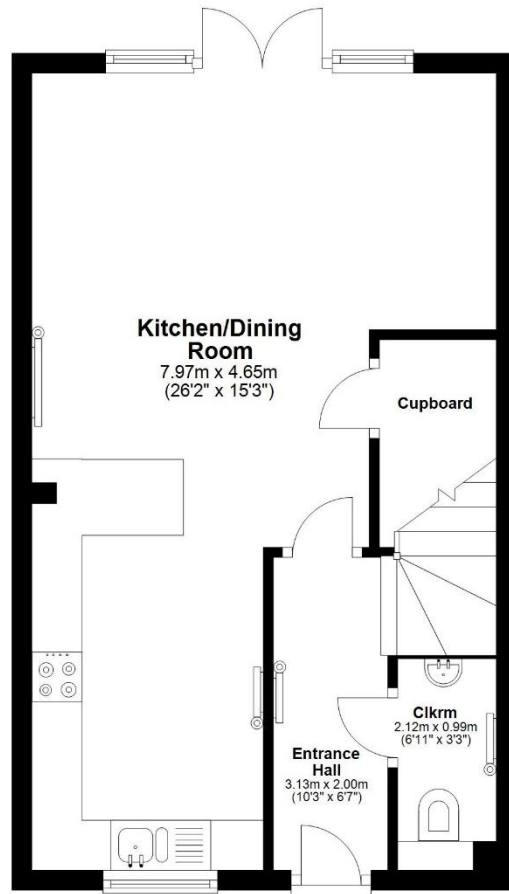
The town of Wotton-under-Edge offers a wide range of amenities, including independent retailers and supermarkets. The town also offers primary schools, the highly regarded Katharine Lady Berkeley secondary school, doctors and dentists' surgeries, an independent cinema, along with leisure facilities. There are numerous walks and cycling opportunities from the doorstep and the Cotswold Way can be enjoyed from here. Wotton-under-Edge is situated close to the M5 motorway (Junction 14) and the A38, which gives easy access throughout the Southwest.

Guide Price £385,000



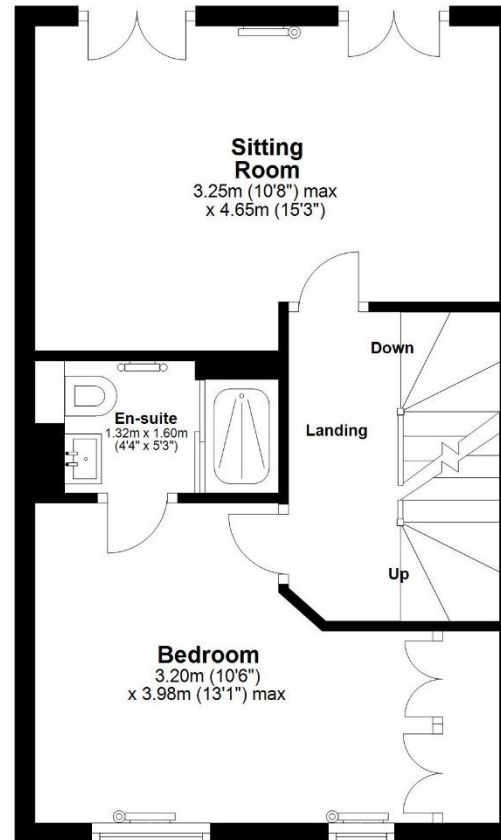
Ground Floor

Approx. 37.1 sq. metres (398.9 sq. feet)



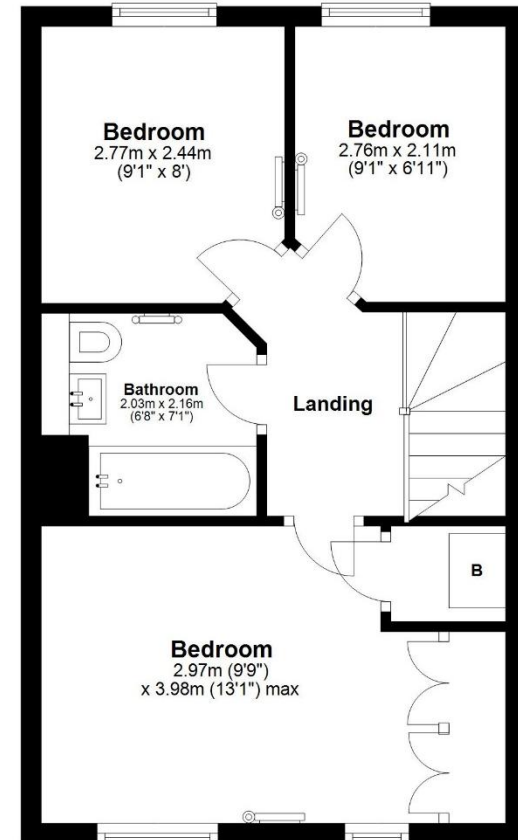
First Floor

Approx. 36.9 sq. metres (397.1 sq. feet)



Second Floor

Approx. 37.1 sq. metres (398.9 sq. feet)



Total area: approx. 111.0 sq. metres (1194.8 sq. feet)