

hunter
french



7 Lisle Place, Wotton-Under-Edge, Gloucestershire, GL12 7AZ

A three-bedroom semi-detached property with huge potential to completely renovate and modernise accompanied by a generous, mature south facing garden. Offered to the market with no onward chain.

Lisle Place is a quiet and desirable residential street on the westerly side of Wotton-under-Edge. This particular property has been under the current ownership for the last 60 years and is now in need of updating throughout. The property boasts well-appointed accommodation set across two floors, reaching approximately 1108 sq.ft and due to its superb plot offers great scope to extend, subject to the relevant permissions.

Entering through the front door into a welcoming entrance hall with understairs storage and ample space to hang coats. A walk-in cupboard with built-in shelving is situated here which also houses the boiler. From the entrance hall, stairs rise to the first floor. At the far end of the hall a door opens into the double aspect open plan sitting/dining room. This area runs the length of one side of the house with patio doors opening to the rear garden. A gas fire situated in both rooms acts as focal points. The kitchen sits adjacent to the sitting room and has a good range of wall and base cabinets. A further door from the kitchen leads to a lobby area providing external access to the side of the house and beyond the lobby is a walk-in store cupboard.

Rising to the first floor are two well-proportioned double bedrooms both with fitted wardrobes, a single bedroom and a wet room. The third bedroom would work equally well as a home office/study for anyone that works from home. The wet room comprises a shower, wash basin and W.C. On the landing there is an airing cupboard that houses the hot water cylinder, and a hatch to access the loft.

Externally, to the front of the house there is a lawned area bordered by a mature hedge. To one side of the hedge there is a pedestrian gate providing access to a path leading to the front door. To the other side of the property is a driveway providing off-road parking for several vehicles.

The generous rear garden is a fantastic space with several specimen trees and with some attention and landscaping will make a fabulous space to accompany the house.





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

EPC – E(41).

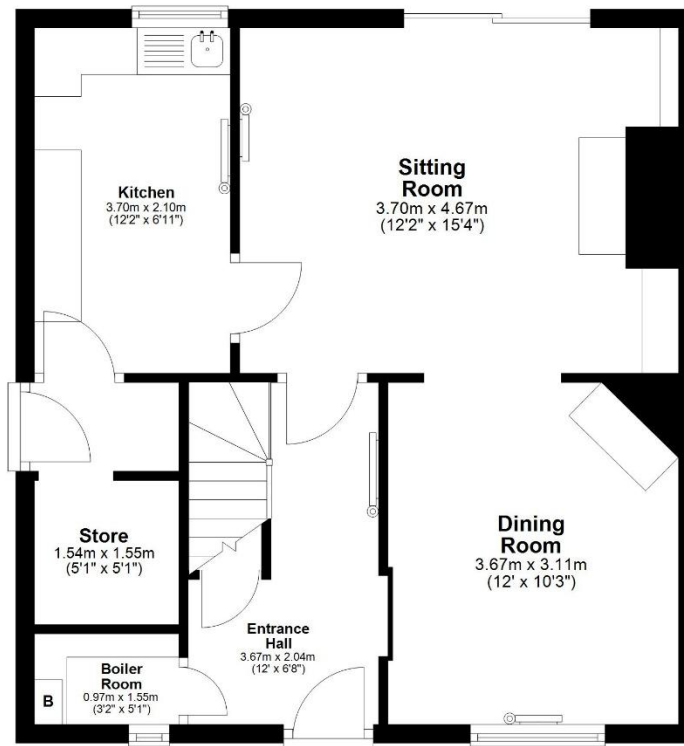
The charming market town of Wotton-under-Edge offers a wide range of amenities, including a vast array of independent shops, cafes and restaurants and two supermarkets. The town also offers two primary schools, the highly regarded Katharine Lady Berkeley secondary school, doctors and dentists' surgeries, an independent cinema, along with leisure facilities. There are numerous walks and cycling opportunities from the doorstep and the 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 £325,000



Ground Floor

Approx. 51.4 sq. metres (553.5 sq. feet)



First Floor

Approx. 51.5 sq. metres (554.8 sq. feet)



Total area: approx. 103.0 sq. metres (1108.4 sq. feet)