



hunter
french

97 Pitman Place, Wotton-under-Edge, Gloucestershire, GL12 7SG

Positioned on the outskirts of Wotton-under-Edge, an extended end-of-terrace home with three bedrooms, off-street parking and a low maintenance rear garden. Offered to the market with no onward chain.

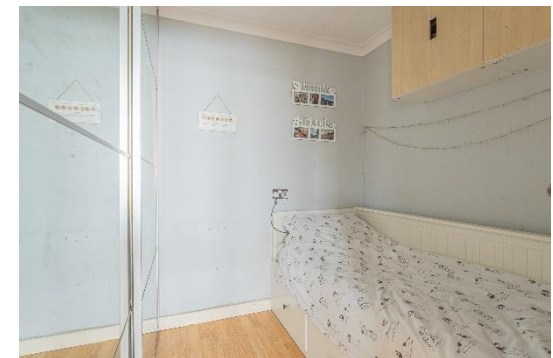
Pitman Place is a residential street on the eastern side of the town, conveniently within walking of the town and all the amenities the town centre has to offer. The property has been extended to the rear by the current owners to now offer enlarged living accommodation on the ground floor. In all the accommodation reaches approximately 1046sq.ft and is set across two floors.

Entering via the porch covered front door leads into the entrance lobby. Here there is a great space for coat and shoe storage, along with a handy built-in cupboard. Stairs rise to the first floor to one side, and a door flows into the principal reception room directly ahead. The reception room has a large window to the front that fills the room with natural light. There is a freestanding wood burner situated to one corner of the room and the space will happily accommodate both a seating and dining area. A door to the rear of the room leads into the kitchen at the back of the house. This is a lovely sized kitchen with a collection of fitted wall and base units, plus space and plumbing for the expected range of appliances. A window and partially glazed door look across the rear patio terrace and onto the garden. A useful utility space is situated off the kitchen, which has a sink and drainer unit and where the central heating boiler is located. To one corner of the kitchen a room has been created as a study, but if desired this could be removed to open the kitchen space further. Completing the ground floor accommodation is a rear lobby, with another external door to the side of the house, along with an adjacent shower room and WC.

The first-floor accommodation is arranged around a landing area, which also has two built-in store cupboards. There are three bedrooms, two doubles and a single, which are served by a family bathroom.

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

EPC – D(63).



Externally there is an area of lawn to the front of the house with a parking space belonging to the property. At the rear is a covered patio terrace that reaches the width of the property – a great area to be able to enjoy whatever the weather. From here a couple of steps rise to the second tier of the garden which is completely paved allowing for a very low maintenance space. A second covered area is found along the right-hand side of the garden, along with a rear access gate.

Situation

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.

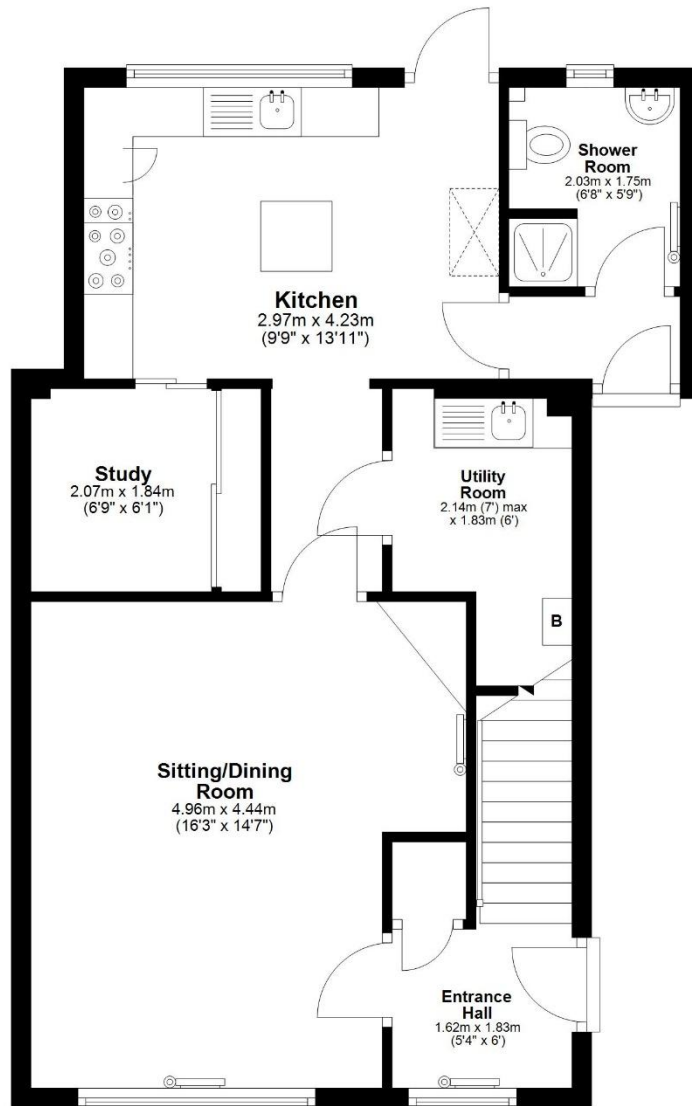


Guide Price £297,500



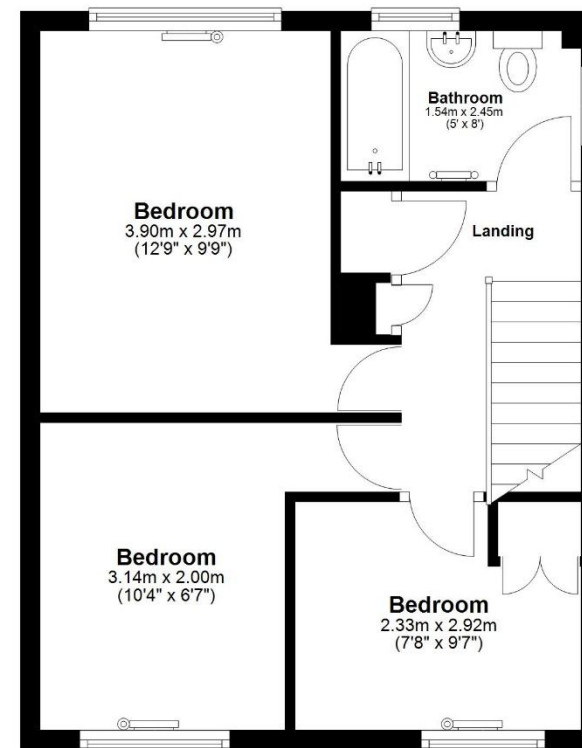
Ground Floor

Approx. 57.9 sq. metres (623.2 sq. feet)



First Floor

Approx. 39.3 sq. metres (423.4 sq. feet)



Total area: approx. 97.2 sq. metres (1046.6 sq. feet)

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