

hunter
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20 Durns Road, Wotton-under-Edge, Gloucestershire, GL12 7JD

Tucked away in a peaceful and super-convenient cul-de-sac setting, this two-bedroom semi-detached home is a fantastic opportunity for first-time buyers or investors. Offered to the market with no onward chain.

Durns Close is a mature residential cul-de-sac of just 21 homes, situated on the eastern side of the town centre and within easy walking distance of all Wotton's independent high street shops and eateries. The property is in need of some general modernisation but offers a great opportunity for someone to put their personal stamp on the accommodation.

Entering via the front door leads into an entrance hallway, which provides a useful space for hanging coats and storing shoes before entering the main living area. There is a door directly ahead leading to the reception room, as well as stairs to the first floor with a handy cupboard underneath. The living room combines both sitting and dining areas and is positioned to the rear of the property, featuring a large window and a partially glazed door opening onto the garden. The kitchen is located to one side of this room, offering a pleasant outlook to the front of the house across the cul-de-sac and rooftops of the town. It includes a range of fitted wall and base units, finished with wood-effect laminated worktops, along with space for standard appliances, including plumbing for a washing machine. The gas central heating boiler is wall-mounted in the corner of the room.

Upstairs, the landing provides access to both bedrooms and the bathroom, as well as a loft hatch with a drop-down ladder to the generous loft space. The two bedrooms are both very well proportioned doubles and include fitted wardrobes. The bathroom sits between the two bedrooms, with its own window, and features a modern white suite with a shower over the bath.

Externally, the tiered rear garden offers a terrace suitable for garden furniture and a space to enjoy during the summer months. A pedestrian side gate provides access to a shared pathway leading back to the front of the property. At the front, there is a low-maintenance garden mainly laid to lawn, with a mature shrub border to one side of the path leading to the front door. Beside the pair of semi-detached houses is a private parking area for number 20.



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 (59).

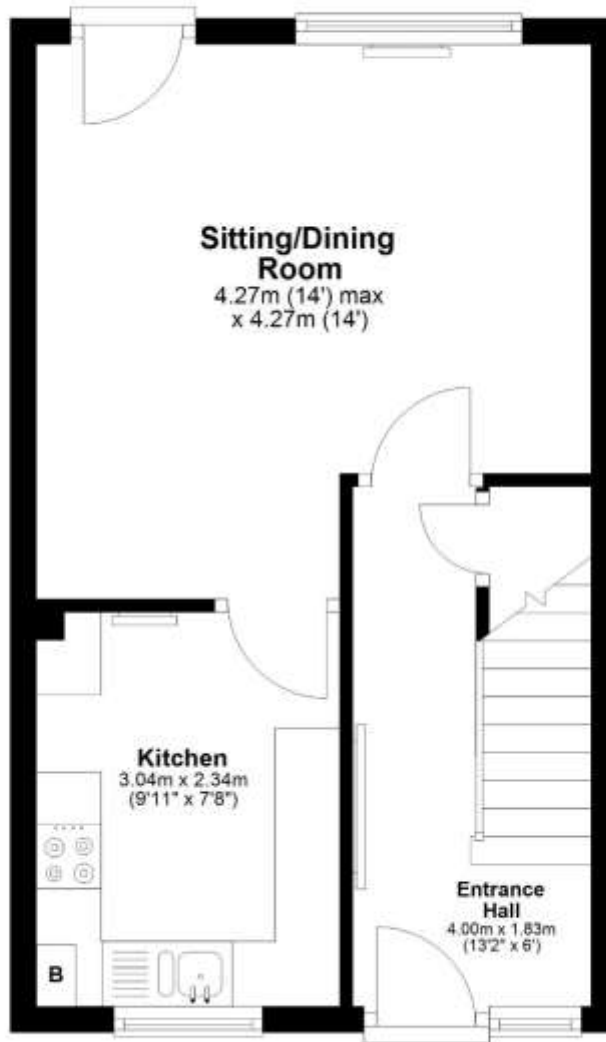
The charming market town of Wotton-under-Edge offers a wide range of amenities, including a vast array of independent shops, cafés, restaurants, and two supermarkets. The town also benefits from two primary schools, the highly regarded Katharine Lady Berkeley's School, doctors' and dentists' surgeries, an independent cinema, and leisure facilities. There are numerous walking and cycling opportunities from the doorstep, with the renowned Cotswold Way weaving its way through the town. Wotton-under-Edge is conveniently located near the M5 motorway (Junction 14) and the A38, providing easy access throughout the South West.



Guide Price £265,000

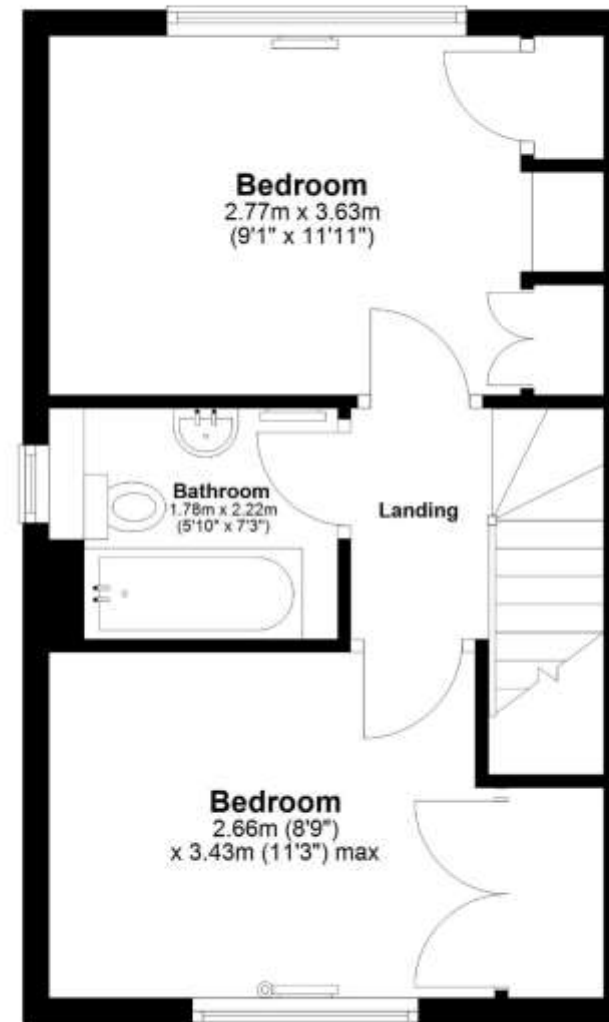
Ground Floor

Approx. 31.6 sq. metres (340.3 sq. feet)



First Floor

Approx. 31.6 sq. metres (340.3 sq. feet)



Total area: approx. 63.2 sq. metres (680.5 sq. feet)