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22 Hill Road, Wotton-under-Edge, Gloucestershire, GL12 7LW

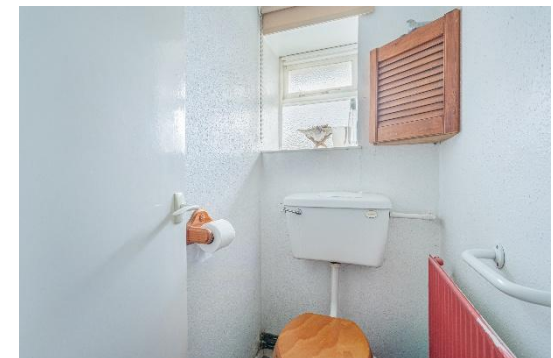
A three-bedroom end-of-terrace house offering an exciting opportunity to improve and modernise. The property also has the added benefit of a garage and off-road parking. Offered to the market with no onward chain.

Hill Road is a residential street on the eastern side of the town, within walking distance of Wotton-under-Edge town centre. This particularly house is set back from the main road and enjoys elevated far reaching views. Local amenities, including shops, cafés, and outstanding schools, which are all easily accessible, while the surrounding countryside offers opportunities for walking and outdoor activities. The property itself is in need of modernisation, providing an opportunity for a purchaser to upgrade and adapt the space to their own tastes and requirements.

On the ground floor, the property is entered via an entrance porch with space to hang coats ahead of the hallway with stairs rising to the first floor. To the left of the hallway is the sitting room which is a welcoming space filled with natural light from the window overlooking the front garden. To one corner of the room there is an understairs cupboard providing useful storage. A further door from the sitting room opens to the kitchen which has a range of base and wall cabinets along with space for an oven, fridge/freezer and space and plumbing for a washing machine. An external door provides access to the rear garden. Adjacent to the kitchen is a well-proportioned dining room with a window overlooking the rear garden.

Ascending to the first floor there is a landing area with doors leading to the three bedrooms, bathroom and separate WC. The master bedroom sits to the front of the property and enjoys far reaching views across the roof tops towards the Cotswold escarpment beyond. The second double bedroom sits at the rear and benefits from a built-in wardrobe. The single bedroom would also work very well as a study.

Externally, the property benefits from both front and rear gardens. The front garden is predominantly laid to lawn with a path leading to the front door and bordered to two sides by established mixed hedging. The enclosed rear garden has a paved patio area and a mature garden, now in need of attention. There is a pedestrian gate to one side of the garden leading out to the garage, which has power and light and a parking space directly in front of the garage.



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

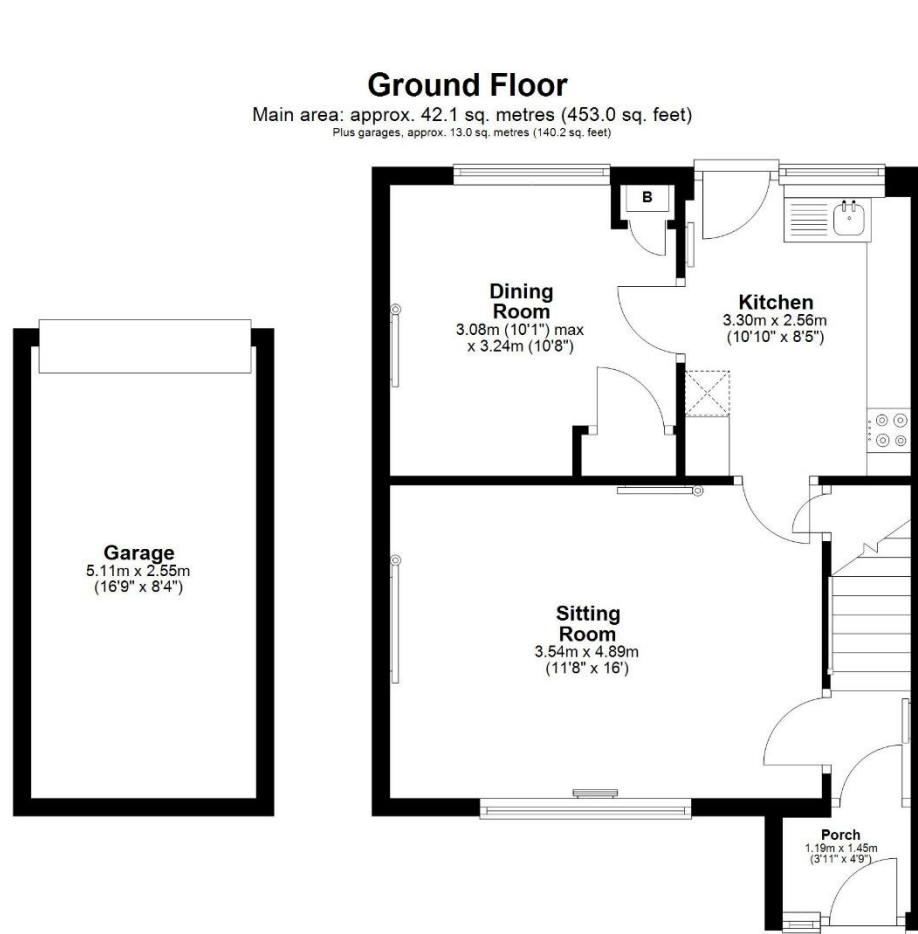
EPC – C (70).

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 £300,000





Main area: Approx. 83.0 sq. metres (893.2 sq. feet)
Plus garages, approx. 13.0 sq. metres (140.2 sq. feet)