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9 Cherry Orchard, Wotton-under-Edge,
GL12 7HT

Price Guide
£260,000



THREE BEDROOM SEMI-DETACHED HOME WITH VACANT POSSESSION - ELEVATED POSITION WITH WEST FACING GARDEN AND VIEWS TO HILLSIDE, CARPORT PLUS DRIVEWAY PARKING, ENTRANCE HALLWAY, LIVING/DINING ROOM, KITCHEN, UTILITY ROOM, CONSERVATORY, DOWNSTAIRS BATHROOM, THREE FIRST FLOOR BEDROOMS, GOOD SIZED GARDEN WITH LARGE SHED PLUS SUMMERHOUSE, GAS CENTRAL HEATING, ENERGY RATING: E.

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9 Cherry Orchard, Wotton-under-Edge, GL12 7HT

SITUATION

Cherry Orchard occupies a pleasant position situated within a half mile walk of the town centre. Wotton-under-Edge offers a variety of independent retailers and supermarket, primary schools, doctors and dentist surgeries and has a cinema and leisure facilities. Within a moments walk is Synwell Playing Field, and the town is located within five miles of the M5 motorway and A38, which gives easy travel throughout the South West.

DIRECTIONS

If proceeding through Old Town in a south easterly direction towards the war memorial, proceed around the war memorial and continue turning left, continue bearing left, passing The Ram Inn, and proceed for approximately half a mile through Synwell Lane, taking the fourth turning on the right onto Cherry Orchard. Continue up the incline and take the turning on the right to continue on Cherry Orchard and they property will be found shortly on the right hand side.

DESCRIPTION

This semi-detached home is offered to the market with vacant possession and no onward chain. The property would benefit from general updating but offers great potential for creating a lovely home in an elevated and sought after location, overlooking the town of Wotton under Edge. Internally, the property briefly comprises; entrance hallway, downstairs bathroom, living/dining room, kitchen, utility room and conservatory. On the first floor there are three bedrooms. The rear garden is West facing and is a good size with wooden storage shed and summerhouse. The property is believed to have all mains services and gas central heating, and has extensive wooden and uPVC double glazing.

THE ACCOMMODATION

(Please note that our room sizes are quoted in metres to the nearest one hundredth of a metre on a wall to wall basis. The imperial equivalent (included in brackets) is only intended as an approximate guide).

ENTRANCE HALLWAY

Double glazed front door and side panel, stairs to first floor, radiator, under stair storage.

LIVING/DINING ROOM 6.71m x 3.22m narrowing to 2.64m (22'0" x 10'6" narrowing to 8'7")

Double glazed windows to front and rear, radiator, thermostat and believed to have gas operated back boiler.

KITCHEN 2.80m x 3.00m narrowing to 2.20m (9'2" x 9'10" narrowing to 7'2")

Fitted kitchen with base and wall units, roll top laminate work surface over, electric oven and hob with hood over, stainless steel sink and drainer, space and plumbing for slimline dishwasher, double glazed window to rear, space for tall standing fridge freezer, door to:

UTILITY ROOM 2.82m x 2.39m (9'3" x 7'10")

Double glazed door to front, space and plumbing for washing machine, single glazed door to:

CONSERVATORY 4.54m x 2.81m (14'10" x 9'2")

Double glazed windows and doors, double glazed roof.

BATHROOM

Bath with shower off tap, low level wc, vanity wash hand basin, double glazed window to side, heated towel rail.

ON THE FIRST FLOOR

LANDING

Double glazed window to side, access to loft space which has ladder, light and is fully boarded.

BEDROOM ONE 3.84m x 3.01m (12'7" x 9'10")

Double glazed window to front, radiator, built in wardrobe with hot water cylinder.

BEDROOM TWO 3.29m x 2.65m (max) (10'9" x 8'8" (max))

Double glazed window to rear, radiator, storage cupboard.

BEDROOM THREE 2.78m (max) x 2.32m (max) (9'1" (max) x 7'7" (max))

Double glazed window to rear, radiator.

EXTERNALLY

To the rear of the property there is a flagstone patio, laid to lawn garden, flower borders, steps to lower patio which has large wooden storage shed and summerhouse. The garden

is West facing and enclosed by wood panel fencing. To the front of the property there is a carport with shared bin store, brick paved driveway which has parking for 2/3 cars leading to road.

AGENT'S NOTE

Tenure: Freehold.

All mains services are believed to be connected.

Council Tax Band: C (£2,015.28 payable).

Property is believed to be gas central heating with back boiler.

There is a rent charge of £10 per annum for the property which we understand is not collected.

AGENT'S NOTE TWO

Buyers Incentive The Corporate Client has offered to pay the purchasers legal conveyance costs should they choose to use an independent solicitor firm on their panel and the

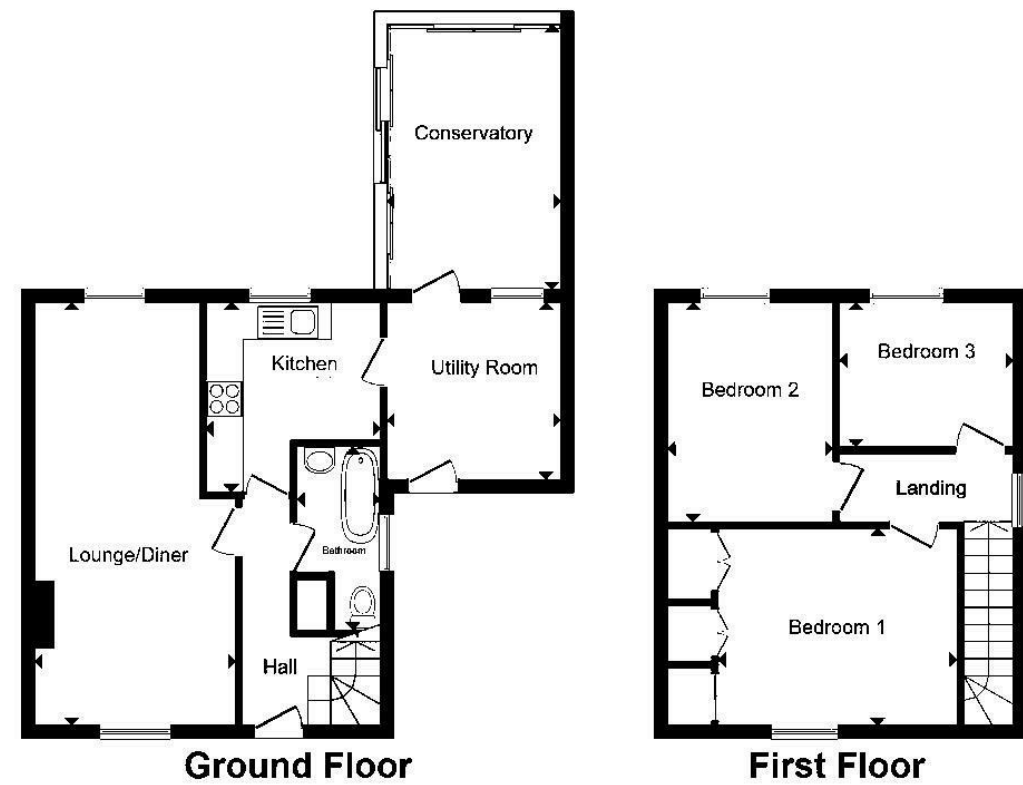
purchaser proceeds to completion on this property. This will ensure the sale proceeds swiftly as they will be familiar with the contract documentation issued by the Seller's solicitor and therefore will be more likely to meet timescales agreed from the outset. Standard terms & conditions will apply and the purchaser may be charged abortive fees should they choose not to proceed with the purchase.

FINANCIAL SERVICES

We may offer prospective purchasers' financial advice in order to assist the progress of the sale. Bennett Jones Partnership introduces only to Kingsbridge Independent Mortgage Advice and if so, may be paid an introductory commission which averages £128.00.

VIEWING

By appointment with the owner's sole agents as over.



Total floor area 95.7 sq.m. (1,031 sq.ft.) approx
This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

