



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

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12 Gloucester Street, Wotton-Under-Edge,

Offers In The Region
£275,000



OFFERED WITH NO ONWARD CHAIN. SITUATED IN THE HEART OF WOTTON-UNDER-EDGE WITH SUPERB VIEWS ACROSS THE TOWN AND WOODED ESCARPMENT. AN END OF TERRACE THREE BEDROOMED HOUSE IN NEED OF MODERNISATION, BUT HAVING CHARM AND CHARACTER. A GREAT OPPORTUNITY TO MAKE THIS PROPERTY YOUR OWN WELL PROPORTIONED ACCOMMODATION. GOOD SIZED GARDENS TO FRONT AND REAR AND OFF ROAD PARKING.

ENTRANCE PORCH, HALLWAY, SITTING ROOM, DINING AREA, KITCHEN (COULD MAKE ONE LARGE LIVING SPACE) THREE FIRST FLOOR BEDROOMS AND BATHROOM. UNDER HOUSE STORAGE. A VIEWING IS RECOMMENDED TO APPRECIATE THE HUGE POTENTIAL THIS PROPERTY OFFERS. ENERGY RATING G

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12 Gloucester Street, Wotton-Under-Edge, GL12 7DN

SITUATION

This good sized end of terrace property is situated in the heart of the Cotswold town of Wotton-under-Edge and within walking distance of the town centre. The town offers a variety of independent retailers, supermarket, primary schools, doctors and dentist surgeries and is proudly his its own cinema along with leisure facilities.

Wotton-under-Edge is situated within a five mile radius of the M5 motorway and the A38, which gives easy access throughout the South West. Within a short distance is access onto the Cotswold Way which offers a variety of beautiful walks nearby.

DIRECTIONS

From the War Memorial at the bottom of Old Town, head in a westerly direction to the top of Old Town, continue upwards into Gloucester Street passing the Shell Garage on your left hand side. No. 12 is just a little further up on the left.

DESCRIPTION

No. 12 Gloucester Street has huge potential and offers a great opportunity to put your own stamp on it. It is ideally located in the heart of the town just a short walk from the shops and amenities, but also has splendid views especially from the rear over the town centre and wooded escarpment. It does require modernisation, but at the same time is an ideal project for someone wishing to reconfigure the living space to take advantage of the rear elevated position. The accommodation briefly comprises entrance porch, hallway, sitting room with open fireplace, dining area to the rear with lovely views and adjoining kitchen area (could make a superb open living space), off the kitchen is a conservatory with access to the garden. On the first floor there are three good sized bedrooms and bathroom. There is useful under house storage to the rear. Gardens are to the front and rear and there is also off road parking to the front. This property must be seen to be appreciated.

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).

PORCH

Having front door leading to:

ENTRANCE HALLWAY

Having stairs to first floor with understairs cupboard.

LOUNGE 3.62m (narrowing to 3.28m) x 3.59m (11'10" (narrowing to 10'9") x 11'9")

Having single glazed window with secondary glazing, fireplace, built-in cupboards.

DINING ROOM 3.45m (narrowing to 3.09m) x 3.77m (11'3" (narrowing to 10'1") x 12'4")

Having heater with brick surround, single glazed window with secondary glazing.

KITCHEN 3.81m x 2.15m (12'5" x 7'0")

Having base units with stainless steel sink, two single glazed windows, gas oven with hob, additional electric hob, space for fridge freezer.

CONSERVATORY 2.83m x 2.40m (9'3" x 7'10")

Having double glazed windows, steps down to door giving access to garden.

LANDING

Having double glazed window, storage cupboard and access to loft.

BEDROOM ONE 3.77m x 3.45m (narrowing to 3.11m) (12'4" x 11'3" (narrowing to 10'2"))

Having wash hand basin, double glazed window.

BEDROOM TWO 3.58m x 3.48m (narrowing to 3.15m) (11'8" x 11'5" (narrowing to 10'4"))

Having brick fireplace exposed floorboards, single glazed window with secondary glazing, built in storage.

BEDROOM THREE 2.16m x 2.12m (7'1" x 6'11")

Having double glazed window.

FAMILY BATHROOM

Having low level WC, pedestal wash hand basin, bath, two double glazed windows, part tiled wall, gas hot water boiler.

EXTERNALLY

The rear garden contains various established shrubs and

flowers with a mature tree, patio area, stepped side access to the front, and mainly bound by wooden panel fencing. There are two storage areas, one under the conservatory which was previously used as a potting shed with power and lighting, the other under the main house with slightly limited head room. The under house storage area has power, lighting and plumbing. There is an additional storage to the side. To the front of the property is a small garden with attractive flowers and shrubs and a driveway for one car with potential for more.

AGENT NOTES

Tenure: Freehold

Services: All mains services are believed to be connected.

Council Tax Band: C (£2113.82 payable).

Broadband: Asymmetric Digital Subscriber Line

For mobile signal and wireless broadband: Please see www.checker.ofcom.org.uk for more information

VIEWING

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

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.

