



MISREPRESENTATION ACT 1967. Messrs. Bennett Jones for themselves and for the Vendors of this property whose agents they are, give notice that: All statements contained in their particulars as to this property are made without responsibility on the part of the Agents or Vendors.

None of the statements contained in their particulars as to this property is to be relied on as a statement or representation of fact. Any intending purchasers must satisfy himself by inspection or otherwise as to the correctness of the statements contained in these particulars. The Vendors do not make or give and neither the Agents nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

44 Cotswold Gardens, Wotton-under-Edge,
GL12 7HJ

Price Guide
£325,000



EXTENDED AND WELL PRESENTED FAMILY HOME WITHIN WALKING DISTANCE OF WOTTON UNDER EDGE TOWN CENTRE. ACCOMMODATION COMPRISES OF ENTRANCE LOBBY HALL, LIVING ROOM, KITCHEN WITH OVEN AND HOB, DINING ROOM WITH GARDEN ACCESS, UTILITY CUPBOARD, THREE DOUBLE BEDROOMS AND BATHROOM WITH SHOWER OVER BATH. FURTHER BENEFITS INCLUDE OFF STREET PARKING, ENCLOSED GARDEN AND VIEWS. GAS CENTRAL HEATING. RESTRICTIVE COVENANT APPLIES. COUNCIL TAX BAND B. ENERGY RATING D.

01453 544500

31 Parsonage Street, Dursley
Gloucestershire, GL11 4BW

bennettjones.co.uk

sales@bennettjones.co.uk



44 Cotswold Gardens, Wotton-under-Edge, GL12 7HJ

SITUATION

This extended and improved semi detached family home is situated within walking distance of Wotton under Edge town centre, which offers a variety of independent retailers, supermarket and leisure facilities including a cinema. Katherine Lady Berkeley comprehensive school is on the outskirts of the town and there are two popular primary schools. There is easy access to the M5 motorway Junction 14 at Falfield, being only approximately ten minutes drive, giving easy travel throughout the South West.

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 LOBBY

Carpeted flooring, wooden front door.

LIVING ROOM 4.74m x 3.65m (15'6" x 11'11")

Carpeted flooring, radiator, open fire and double glazed window.

DINING ROOM 7.12m x 2.77m (23'4" x 9'1")

Carpeted flooring, two radiators, utility cupboard with plumbing for washing machine, skylight, double glazed window and double doors giving patio access.

KITCHEN 3.94m x 2.99m (12'11" x 9'9")

Range of wall and base units, laminate work surfaces, stainless steel sink, single electric oven, 5-ring gas hob, gas boiler and three double glazed windows.

STAIRS TO FIRST FLOOR LANDING

Carpeted flooring, access to bathroom and all three bedrooms.

BEDROOM ONE 4.10m x 2.82m (13'5" x 9'3")

Carpeted flooring, radiator and double glazed window.

BEDROOM TWO 3.94m x 2.81m (12'11" x 9'2")

Carpeted flooring, radiator and double glazed window.

BEDROOM THREE 3.65m x 2.92m (11'11" x 9'6")

Carpeted flooring, radiator and double glazed window.

BATHROOM 2.72m x 2.05m (8'11" x 6'8")

White suite comprising of wash basin, wc, bath with shower over, radiator and double glazed window.

EXTERNALLY

Garden laid to lawn and enclosed by fencing to side and rear. Off street parking for several vehicles. The property enjoys views over the surrounding countryside and is situated opposite Synwell playing field.

AGENTS NOTES

Tenure: Freehold

All mains services are understood to be connected

Gas Central Heating

Restrictive Covenant Applies

Council Tax Band B (£1849.59 payable)

Energy Rating D

Broadband: Overhead/underground wire (not fibre).

For mobile signal and wireless broadband: Please see

www.checker.ofcom.org.uk for more information

SECTION 157 COVENANT

Any prospective purchaser must meet the criteria as set out in Section 157 of the Housing Act 1985.

Section 157 as amended, restricts the transfer or letting of properties sold under Right to Buy in this Council's Area of Outstanding Natural Beauty to those persons who fulfil certain criteria. Consent to the transfer or letting will be given by the Head of Property Services where one of the following criteria is met by at least one of the proposed purchaser(s).

If the criteria is met and an applicant wishes to proceed with the purchase, they will be required to send full

names together with a note detailing how long and where they have lived or worked in Gloucestershire (please give both addresses and dates) along with two separate lots of supporting evidence for each address, for each of the 3 years, such as utility bills, council tax bills, bank statements etc to the Right to Buy Officers, so that the request for consent can be answered. In the absence of the above evidence, we will consider a statutory declaration confirming residency details for 3 years in Gloucestershire.

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.

