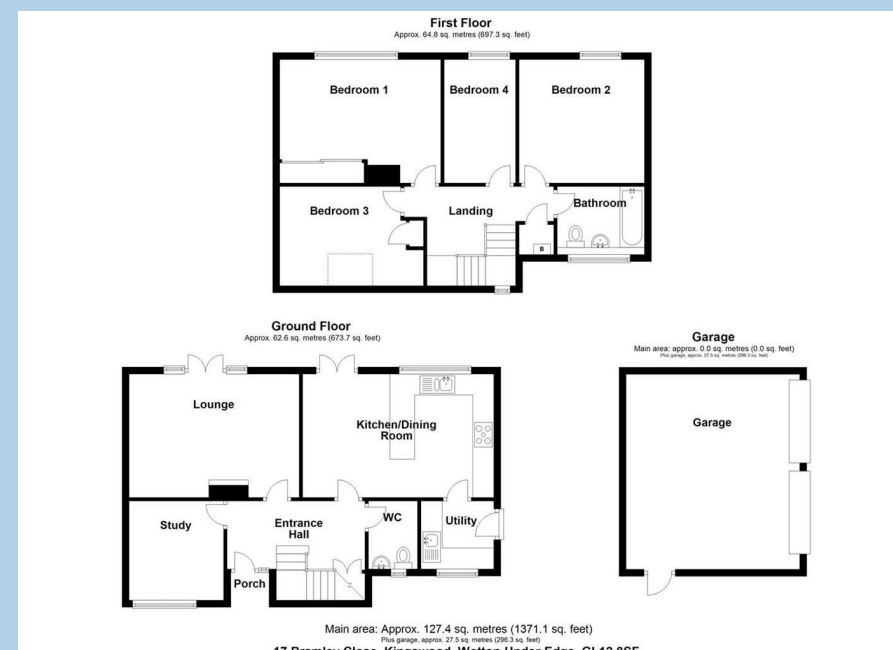


MISREPRESENTATION ACT 1967. Messrs. Bennett Jones for themselves and for the Vendors of this property whose agents they are, give notice that: All statements contained in their particulars as to this property are made without responsibility on the part of the Agents or Vendors.

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17 Bramley Close Kingswood, Wotton-under-Edge GL12 8SF

Asking Price
£485,000



OFFERED WITH NO ONWARD CHAIN. WELL PRESENTED SPACIOUS SEMI-DETACHED HOUSE IN POPULAR VILLAGE LOCATION. PLEASANT CORNER POSITION AND WITHIN EASY WALKING DISTANCE OF VILLAGE AMENITIES. ENTRANCE HALL, MODERN CLOAKROOM, SPACIOUS LIVING ROOM, KITCHEN/DINING ROOM WITH BUILT IN APPLIANCES, STUDY, UTILITY ROOM, FOUR BEDROOMS, MODERN FAMILY BATHROOM, NEWLY FITTED CENTRAL HEATING BOILER, PHOTOVOLTAIC (PV) PANELS, ATTRACTIVE GARDENS TO SIDE AND REAR, DOUBLE GARAGE WITH BLOCK PAVED PARKING. MUST BE SEEN. ENERGY RATING: C

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17 Bramley Close, Kingswood, Wotton-under-Edge, GL12 8SF

SITUATION

This most attractive small development is located close to the centre of the very popular village of Kingswood. The village caters for day-to-day amenities including convenience shop/post office, primary school, fitness centre and the sought after Katherine Lady Berkeley comprehensive school all being lwithin walking distance. The nearby vibrant Cotswold market town of Wotton-under-Edge is just one mile away where there are a range of independent retailers, supermarket, primary schools, doctors and dentist surgeries and it has it's own swimming pool and cinema. The property is situated within five miles of the M5 motorway and the A38, which give easy access throughout the South West.

DIRECTIONS

From the War Memorial in Wotton-under-Edge proceed in a Westerly direction out of the town on the B4058 for approximately 300 metres, taking the turning left into Bear Street and continue for approximately half a mile turning left signposted Kingswood on the B4060 passing Katherine Lady Berkeley school on the right hand side. Continue into the village passing the garage on the left just as you pass the tennis courts you will see the War Memorial on the left hand side. Continue to the village Inn/Public House turning left on the Hillesley Road passing the front of the pub continue for approximately 150 metres, turning left into Walkmill Lane and continue, taking the second turning left into Bramley Close and number 17 will be found after approximately 100 metres on the left hand side.

DESCRIPTION

This contemporary semi-detached house was constructed in the 1980's by reputable local builder H B Lewis & Sons and is situated on this popular cul-de-sac within a few minutes of open countryside. The property has been in the same ownership for a number of years and has been well maintained and upgraded including the refitting of the bathroom and cloakroom, the installation of new gas fired central heating boiler and the addition of photovoltaic (PV) panels and also has wooden double

glazed windows. The property has a particularly attractive corner plot with gardens to both side and rear and benefits from parking for two cars in front of the well proportioned double garage. The accommodation is laid out on two floors with entrance hall, cloakroom/WC, study, living room, kitchen/dining room, utility room, on the first floor there are four bedrooms - two good size doubles, small double and single. In addition there is a modern bathroom/second WC. The property must be seen to be fully appreciated and we would suggest viewing at your earliest opportunity.

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).

RECESSED PORCH

ENTRANCE HALL

Having wooden front door with glazed side screen, double radiator, stairs to first floor, understairs storage cupboard, radiator, central heating thermostat control.

CLOAKROOM

Having modern suite comprising wash hand basin, WC, ladder towel rail, tiled floor and part tiled wall, wooden double glazed window.

LIVING ROOM 4.83m x 3.52m (15'10" x 11'6")

Having attractive wooden fire surround with tiled insert and fitted coal effect gas fire, double glazed window to rear, double glazed French doors to rear, double radiator.

KITCHEN/DINING ROOM 5.45m x 3.44m (17'10" x 11'3")

Having a good range of wood fronted wall and base units with granite work surfaces over, inset stainless steel one and a half bowl sink unit with mixer tap, inset five burner gas hob with canopy incorporating extractor over, built-in oven, integrated fridge, integrated dishwasher, radiator,

tiled floor, wooden double glazed windows to rear, wooden double glazed French doors to rear.

UTILITY 2.08m x 1.93m (6'9" x 6'3")

Having a range of wooden front wall and base units with granite work surfaces over, inset single bowl stainless steel sink unit, wooden double glazed window to side, plumbing for washing machine, space for fridge and freezer, wooden double glazed door to side.

STUDY 2.83m x 2.7m (9'3" x 8'10")

Having wooden double glazed window to front, radiator.

ON THE FIRST FLOOR

LANDING

Having wooden double glazed window to front, airing cupboard housing recently re-fitted Vaillant gas combination boiler supplying radiator central heating and domestic hot water, access to loft space.

BEDROOM ONE 4.57m x 3.1m (widening to 3.57m) (14'11" x 10'2" (widening to 11'8"))

Having a range of built-in wardrobes, wooden double glazed window to rear, radiator.

BEDROOM TWO 3.58m x 3.65m (11'8" x 11'11")

Having double glazed window to rear, radiator.

BEDROOM THREE 4.3m x 3.58m (narrowing to 2.88m) (14'1" x 11'8" (narrowing to 9'5"))

Having roof light, radiator. and built in wardrobe.

BEDROOM FOUR 3.57m x 2.04m (11'8" x 6'8")

Having wooden double glazed window, radiator.

BATHROOM

Having modern bathroom suite comprising P-shaped bath with glazed shower screen and mixer shower over, wash hand basin, WC, radiator, attractively tiled walls with matching tiled flooring, wooden double glazed window.

EXTERNALLY

To the front of the property the garden is bound by

attractive red brick walling with ornamental flower borders. To the side of the property vehicular access leads to block paved double parking for two cars leading to DOUBLE GARAGE 5.53m x 4.96m having two up-and-over doors, power, light, personal door to side. The rear garden is a particular feature of the property being extensively laid to lawn with an array of shrubs and flower borders, attractive pond with adjoining patio area. The rear garden is enclosed by fencing, pathway leads to the good size side garden which has paved pathway with pergola and lawned area with attractive flower borders, raised herb beds and vegetable plot. The side garden is enclosed by attractive brick walling.

AGENT NOTES

Tenure: Freehold
Services: All mains services are believed to be connected.
Council Tax Band: D
Flood risk - level one - low risk
Broadband:- Fibre to the Cabinet.
For mobile signal and wireless broadband: Please see www.checker.ofcom.org.uk for more information

AGENT NOTES TWO

The PV panels are owned by the property
. The FIT (feed in tariff) rate is 71.85 pence per unit (kw) and is increased annually in April by the RPI. In addition, 25% of units generated are deemed export and receive an additional 5.07 pence per unit.
Annual generation varies between 1730 - 2200 units per year, depending upon climate conditions. In the year 20 June 2023 to 20 June 2024 the PV panels generated 1730 units (kw) and received £1241 which is entirely tax free.

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.

