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11 Hillesley Road, Wotton-Under-Edge,
GL12 8RU

Price Guide
£400,000



END-TERRACED COTTAGE IN ATTRACTIVE EDGE OF VILLAGE LOCATION, BACKING AND SIDING ONTO OPEN FIELDS, SWIMMING POOL WITH GOOD-SIZED FRONT AND REAR GARDENS, DRIVEWAY PARKING FOR THREE TO FRONT, ENTRANCE PORCH, INNER HALLWAY, LIVING ROOM, LOBBY/DINING AREA, KITCHEN, DOWNSTAIRS SHOWER ROOM, CONSERVATORY, TWO FIRST FLOOR BEDROOMS PLUS CLOAKROOM, TOP FLOOR ATTIC ROOM, WEST FACING REAR GARDEN WITH COVERED SEATING AREA PUMP HOUSE FOR SWIMMING POOL, NIGHT STORAGE HEATING, NO ONWARD CHAIN. ENERGY RATING: F.

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SITUATION

This end terraced cottage is situated on the edge of this ever popular village of Kingswood which caters for day to day amenities including Convenience shop/Post Office, public house, primary school and fitness centre and the sought after Katherine Lady Berkeley Comprehensive School being located on the edge of the village. The nearby vibrant town of Wotton under Edge is just over a mile away where there is a range of independent retailers, supermarket, primary schools, doctors and dentists surgeries and it proudly has its own cinema along with leisure facilities. This property is situated within a five mile radius of the M5 motorway and the A38 which gives easy travel throughout the south west.

DIRECTIONS

From the War Memorial in Wotton-under-Edge proceed in a westerly direction out of town on the B4060 for approximately 300 metres turning left into Bear Street on the B4058. Continue for approximately half a mile turning left signposted Kingswood on the B4060 passing the KLB school on the right hand side. Continue through the village until you see a telephone box on your left and The Village Inn public house. Take the left fork into Hillesley Road. Continue along the road and the property will be on the right hand side, just before bend and on the edge of the village.

DESCRIPTION

This property has been in the same ownership for over 50 years and is now offered to the market with no onward chain. This edge of village cottage would benefit from general modernisation and sides and backs onto open fields, occupies a particularly pleasant position and has swimming pool to rear in the West facing good sized garden and has further garden to front with driveway parking for three. The property briefly comprises; entrance porch, small entrance hallway, living room, lobby/dining area, kitchen, downstairs shower room and conservatory. On the first floor there are two spacious double bedrooms, cloakroom and access via bedroom one to the attic room. This property is subject to probate which has been granted.

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 PORCH

Double glazed front door and panel, wooden door leading to:

ENTRANCE HALLWAY

Under stair storage cupboard.

LIVING ROOM 4.57m narrowing to 4.17m x 3.84m (14'11" narrowing to 13'8" x 12'7")

Wooden French doors to conservatory, fireplace, stairs to first floor.

DINING AREA

Leading to:

KITCHEN 2.50m x 1.75m (8'2" x 5'8")

Fitted kitchen with base and wall units, roll top laminated work surfaces over, space and plumbing for washing machine, one and half bowl stainless steel sink and drainer, electric and gas cooker point, single glazed window to side, opening into:

INNER HALLWAY

Door to conservatory, further door to:

SHOWER ROOM

Shower cubicle with electric shower, wash hand basin, low level WC, night storage heater, airing cupboard with hot water cylinder.

CONSERVATORY 4.41m x 2.80m (14'5" x 9'2")

Double glazed windows, French doors and roof, night storage heater.

ON THE FIRST FLOOR

LANDING

Double glazed window to front, night storage heater.

BEDROOM TWO 3.79m x 3.20m (12'5" x 10'5")

Double glazed window to rear, night storage heater, fitted wardrobes.

CLOAKROOM

Low level WC, wash hand basin with pedestal, double glazed window to front.

BEDROOM ONE 3.81m x 3.81m narrowing to 3.38m (12'5" x 12'5" narrowing to 11'1")

Double glazed window to rear, night storage heater, fitted wardrobes, stairs to:

TOP FLOOR ATTIC ROOM 5.50m narrowing to 4.73m x 5.02m (max) (18'0" narrowing to 15'6" x 16'5" (max))

Double glazed window to side and rear, three storage cupboards, night storage heater.

EXTERNALLY

To the rear of the property there is a patio with covered seating area, tap, stairs leading to SWIMMING POOL with pump house, numerous vegetable patches, laid to lawn and the garden is enclosed by wood panel fencing and stone walls. The garden further benefits from being West facing and sides/back onto open fields. To the front of the property there is a further laid to lawn garden with flowers beds, path to front door and brick paved driveway providing parking for up to three vehicles.

AGENT NOTES

Tenure: Freehold.

Services: All mains services are believed to be connected. Night Storage Heating.

Council Tax Band: C.

Rights of way: There is a right of way in the rear garden in favour of our property (wheelbarrow access via neighbouring property). Property subject to probate which has been granted.

The property has a flying freehold on the first and top floor. Broadband: Asymmetric Digital Subscriber Line. There is fibre available in the road.

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

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.

