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12 Dryleaze, Wotton-Under-Edge,  
GL12 7AN

Price Guide  
£375,000



THREE BEDROOM SEMI-DETACHED HOME IN SOUGHT AFTER LOCATION WITHIN WALKING DISTANCE OF TOWN CENTRE, NO ONWARD CHAIN, IN NEED OF MODERNISATION, ENTRANCE PORCH, ENTRANCE HALLWAY, LIVING ROOM, DINING ROOM, SEPARATE KITCHEN, CLOAKROOM, FAMILY BATHROOM, GOOD SIZED REAR GARDEN, GARAGE PLUS DRIVEWAY PARKING. ENERGY RATING: D.

**01453 544500**

31 Parsonage Street, Dursley  
Gloucestershire, GL11 4BW

# 12 Dryleaze, Wotton-Under-Edge, GL12 7AN

## SITUATION

This property is situated on the highly desirable area of Dryleaze and close to the town of Wotton under Edge which offers a variety of amenities including independent retailers, supermarket, restaurants and bars. The town also proudly has its own cinema. There are primary schools, doctors and dentist surgeries along with leisure facilities. Katherine Lady Berkeley Comprehensive School is just on the outskirts of the town centre. Wotton-under-Edge is situated close to the M5 motorway at Falfield (Junction 14) and the A38, which gives easy access throughout the South West.

## DIRECTIONS

Upon entering the town from the North-West on the B4060, take the right hand turning onto Bradley Street and then turn right onto Dryleaze. Follow the road for 200m and the property will be located on the left hand side.

## DESCRIPTION

This property has been in the same ownership for over 17 years and is now offered to the market with no onward chain. The property offers a fantastic opportunity to create a family home in a highly desirable location. This home has over 1,000 sq feet of internal accommodation and the property briefly comprises; entrance porch, entrance hallway, living room, dining room, kitchen and cloakroom. On the first floor there are three good sized bedrooms and bathroom. Externally, there is a patio and laid to lawn garden with side access leading to front which has garage and driveway parking.

## 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, single door to:

## ENTRANCE HALLWAY

Radiator, stairs to first floor.



**LIVING ROOM** 4.11m x 3.58m narrowing to 3.26m (13'5" x 11'8" narrowing to 10'8")

Double glazed window to front, radiator, door to:

**DINING ROOM** 3.60m x 2.73m (11'9" x 8'11")

Double glazed sliding door to rear, radiator, door to:

**KITCHEN** 3.94m x 2.32m (12'11" x 7'7")

Fitted kitchen with base and wall units, roll top laminated work surfaces over, stainless steel sink and drainer, space and plumbing for washing machine space for electric cooker, radiator, space for tall standing fridge freezer, double glazed window to rear and double glazed door to side.

## CLOAKROOM

Low level WC, double glazed window to side, wall mounted wash hand basin, heated towel rail.

## ON THE FIRST FLOOR

### LANDING

Double glazed window to side, access to loft space, airing cupboard with heated towel rail.

**BEDROOM ONE** 3.94m (max) x 3.63m (max) (12'11" (max) x 11'10" (max))

Double glazed window to front, radiator.

**BEDROOM TWO** 3.93m x 3.27m (12'10" x 10'8")

Double glazed window to rear with views, radiator, built in wardrobe with gas boiler.

**BEDROOM THREE** 3.61m x 2.42m (11'10" x 7'11")

Double glazed window to front, radiator.

## BATHROOM

Bath with shower off tap, wash hand basin with pedestal, heated towel rail, double glazed window to rear.

## SEPARATE CLOAKROOM

Low level WC, double glazed window to rear.



## EXTERNALLY

To the rear of the property there is a small rear patio, tap and steps down to the good sized laid to lawn garden with various shrubs and trees. To the side of the property there is a storage cupboard and access to front which has driveway parking leading to GARAGE (4.39m x 2.58m) which has double glazed window to side light and power tap and up and over door to front. There is a further front garden which is laid to lawn with flower border and path with steps to front door.

## AGENT NOTES

Tenure: Freehold.

Services: All mains services are believed to be connected. Gas central heating.

Council Tax Band: D.

Broadband: Asymmetric Digital Subscriber Line  
For mobile signal and wireless broadband: Please see [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk) for more information  
Property is subject to probate which has been applied for.  
The solicitors handling the probate estimate probate to be granted approximately early/mid October.

## 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.

