

hunter
french

1-4 Swan Gardens

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15 Market Street, Wotton-under-Edge, Gloucestershire GL12 7AE

An attractive two-bedroom Grade II listed, mid-terrace house presented beautifully throughout with a generous enclosed rear garden. Offered to the market with no onward chain.

Situated on the ever-popular Market Street in the heart of town, this charming house is believed to date back to the 1800's and offers a sympathetic blend of traditional character and modern living. The property has been maintained to a very high standard in the current vendors nine years of ownership.

Entering through a part-glazed wooden door leads into the welcoming sitting room filled with natural light from the main picture window with a window seat. The kitchen/dining room sits at the rear of the house and enjoys views from the kitchen window out onto the enclosed rear garden. This inviting room has a fitted range of wall and base units with ample room for a dining table and chairs. There is an integrated electric oven with gas hob and extractor above along with space for a fridge/freezer. In one corner of the room a door opens onto a staircase leading down to the cellar, which has power and lighting and is currently used for storage. Off the kitchen there is a very useful rear utility room with space and plumbing for a washing machine and where the boiler is situated. The room provides yet further storage and a door leads out to the rear garden.

Between the sitting room and kitchen/diner stairs rise to the first-floor landing. There are two bedrooms, both of which are well proportioned double rooms. The bedroom to the front has access to the loft which has power, light and is boarded and shelved. The rear bedroom enjoys lovely views across the garden. The shower room has a white suite comprising a shower cubicle, a vanity unit with a basin inset, WC and heated towel radiator.

The private, enclosed rear garden provides a peaceful outdoor space. A paved path runs through the centre with a terrace area and established borders to either side plus a specimen tree. There is a former brick built privy now used for storage and at the far end of the garden is a block built shed.



We understand the property is connected to all mains services: gas, electric, water (metered) and drainage. Council tax band C (Stroud District Council). The property is freehold.

EPC – Exempt.

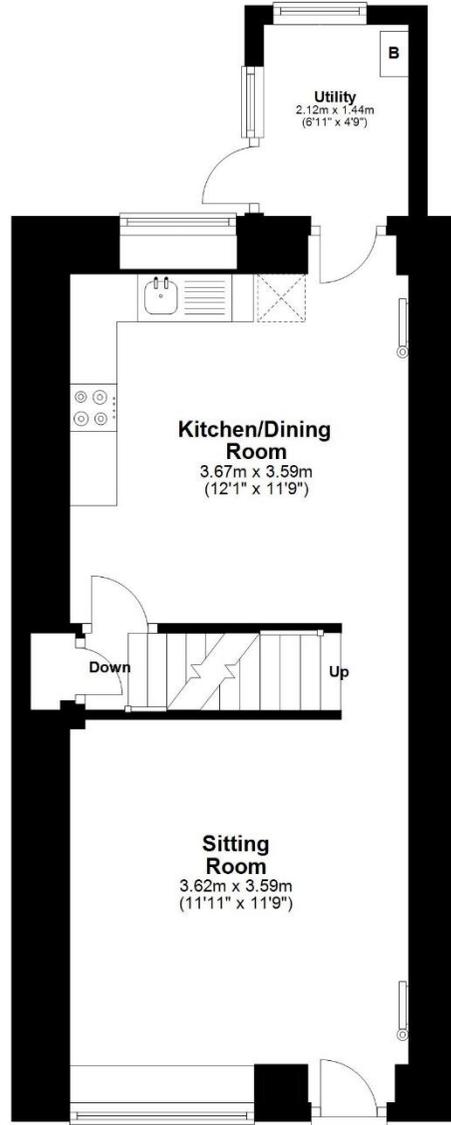
The charming market town of Wotton-under-Edge offers a wide range of amenities, including a vast array of independent shops, cafes and restaurants and two supermarkets. The town also offers two primary schools, the highly regarded Katharine Lady Berkeley's secondary school, doctors and dentists' surgeries, an independent cinema, along with leisure facilities including a swimming pool. There are numerous walks and cycling opportunities from the doorstep and the renowned Cotswold Way weaves its' way through the town. Wotton-under-Edge is situated close to the M5 motorway (Junction 14) and the A38, which gives easy access throughout the south-west.

Guide Price £290,000



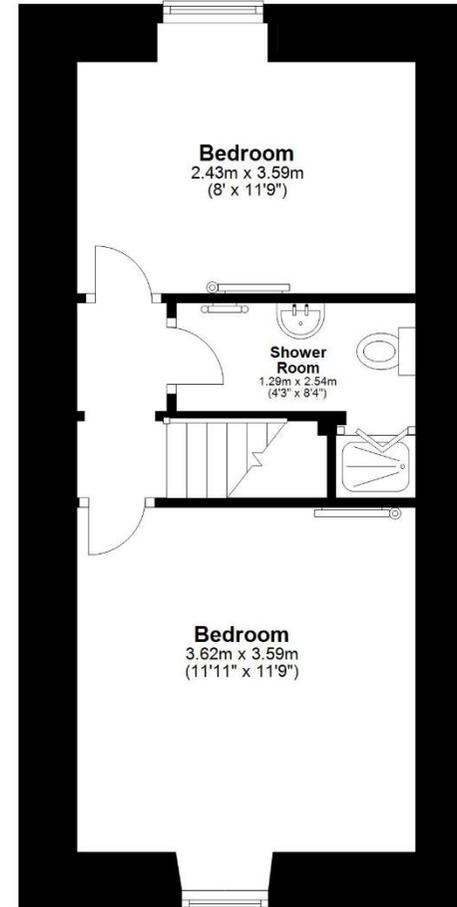
Ground Floor

Approx. 35.4 sq. metres (380.7 sq. feet)



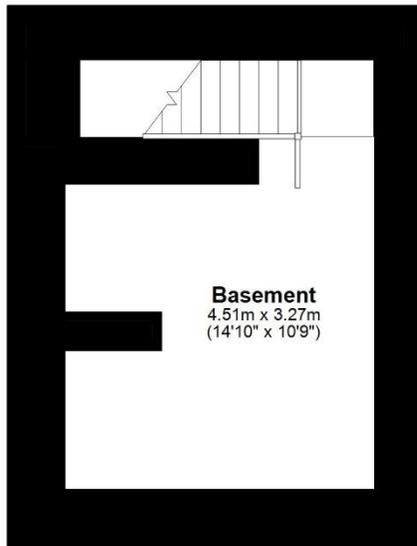
First Floor

Approx. 30.7 sq. metres (330.1 sq. feet)



Basement

Approx. 15.1 sq. metres (163.0 sq. feet)



Total area: approx. 81.2 sq. metres (873.8 sq. feet)