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9 Parklands, Wotton-Under-Edge, Gloucestershire, GL12 7LT

A well-presented, mid-terrace three-bedroom home with a low maintenance garden, separate garage and parking offering an exciting opportunity for a new owner to make their own.

Parklands is a residential cul-de-sac of homes situated just a short stroll from the centre of the market town of Wotton-under-Edge. This particular property has been a much-loved home and now offers a great opportunity for a new owner to continue to update and modernise. Set across two floors, the property boasts 1,172sq.ft. of flexible, light filled living space.

Entering via the front door leads into an entrance porch, which provides plenty of storage for coats and shoes, ahead of leading via glazed double doors into the inner hallway. The hallway has stairs to the first floor with a handy cupboard underneath, and doors accessing the sitting room and kitchen. The sitting room sits to the front of the house and benefits from a large front-facing window that fills the space with natural light. There is a focal gas fireplace with a stone surround, and a glazed door with adjacent glazed panels which brings further light into the hallway. The dining area sits beyond the sitting room, to the rear of the property, and doors from here open into the conservatory which in turn has French doors leading out to the garden. The well-equipped kitchen includes a good range of fitted wall and base units, with space for a freestanding cooker and an under-counter fridge. Beyond the kitchen is a rear lobby used as a utility area with space and plumbing for a washing machine and a fridge freezer along with access to a useful downstairs cloakroom with W.C. An external door from the lobby provides access to the rear garden.

Ascending the stairs to the first floor, a landing area gives access to three bedrooms, the family bathroom and a double-sized storage cupboard. Two of the bedrooms are well-proportioned doubles, both with fitted wardrobes, while the third is a generous single. The third bedroom also benefits from a very well-sized walk-in cupboard. The recently updated bathroom has a white suite comprising a bath with overhead shower, wash basin, W.C. and a heated towel radiator. The room is finished in marble effect wall panels and with a chrome trim detail to match the stylish fittings.





Externally, there is a lawned garden to the front with a gradual sloped path leading to the front door. The low maintenance rear garden has been predominantly paved with an established border to one side. Beside the terrace of houses is a single garage situated within a block, with a parking space directly in front.

We understand the property is connected to all mains services: gas, electricity, water, and drainage. Council Tax Band D (Stroud District Council). The property is freehold.



EPC – D(56).

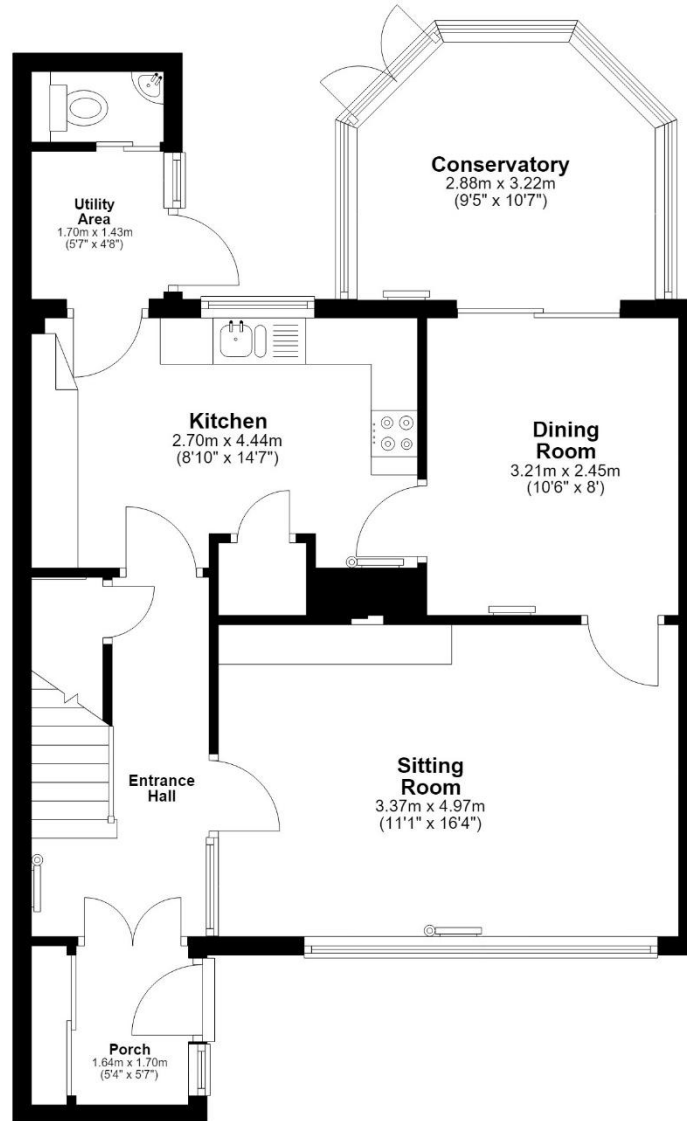
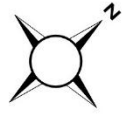
The charming market town of Wotton-under-Edge offers a wide range of amenities, including an array of independent shops, cafés, restaurants, and two supermarkets. The town also provides two primary schools, the highly regarded Katharine Lady Berkeley's secondary school, doctors' and dentists' surgeries, an independent cinema, and leisure facilities. There are numerous walking and cycling opportunities from the doorstep, and the renowned Cotswold Way weaves its way through the town. Wotton-under-Edge is conveniently located close to the M5 motorway (Junction 14) and the A38, providing easy access throughout the South West.



**Offers in Excess of £400,000**

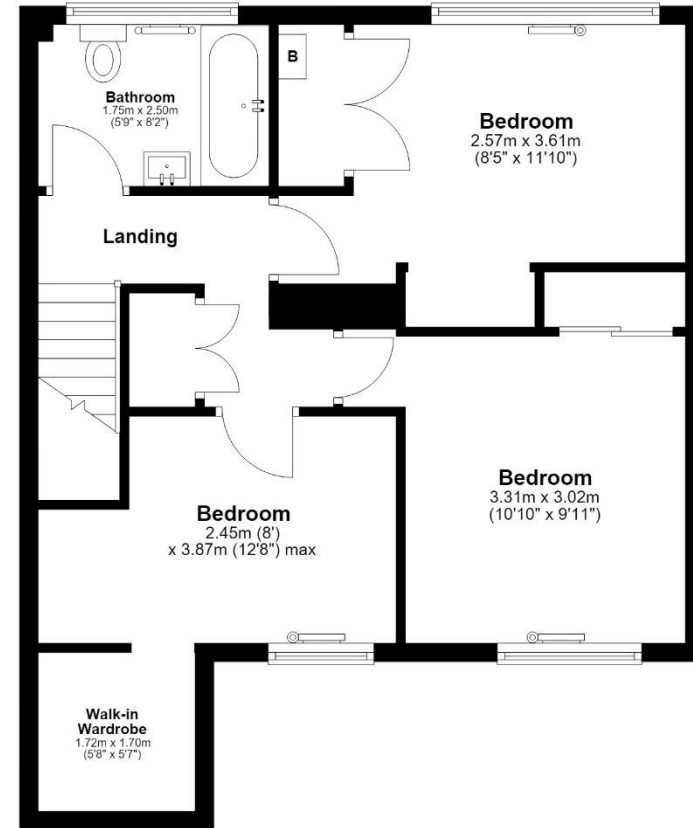
## Ground Floor

Approx. 62.2 sq. metres (669.3 sq. feet)



## First Floor

Approx. 46.7 sq. metres (502.7 sq. feet)  
(excluding Walk-in Wardrobe)



Total area: approx. 108.9 sq. metres (1172.1 sq. feet)