

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## 13 Court Meadow

Wotton-Under-Edge, GL12 7JA

Guide Price £308,700



Council Tax: C



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## Entrance Hall

Via part glazed front door with glazed side panel, door to:

## Lounge/Dining Room

22'4 x 12'8 (6.81m x 3.86m)

With dual aspect windows to front and rear, two radiators, feature fireplace, stairs to first floor landing, door to:

## Kitchen

8'1x 11'9 (2.46m x 3.58m)

Fitted with a modern range of wall and base units with worktop surfaces over, built-in double oven with gas hob and extractor over, space for tall fridge/freezer, sink and drainer unit, built-in dishwasher, radiator, window to rear, door to rear garden and door to partially converted garage.

## First Floor Landing

From the lounge/dining room stairs lead to first floor landing with doors to:

## Bedroom One

14'1 x 9'11 (4.29m x 3.02m)

Window to front aspect, radiator.

## Bedroom Two

10'11 x 11' (3.33m x 3.35m)

Window to front aspect, radiator.

## Bedroom Three

8' x 9'4 (2.44m x 2.84m)

Window to rear aspect, radiator.

## Family Bathroom

Fitted with a modern suite comprising free-standing bath with mixer tap, double vanity unit with two counter-top basins, WC, double walk-in shower

cubicle with glazed sliding door, two frosted windows to rear, ladder towel radiator, inset ceiling spotlights.

## Outside Front

The front is laid to brick paved driveway providing off-road parking for two vehicles.

## Outside Rear

The rear garden is tiered with steps down to patio seating area and further steps leading down to a lawn area and barked area, with fence boundaries and access to:

## Cellar

22'8 x 12'6 max (6.91m x 3.81m max)

Accessed via the garden with door to:

## Utility

8'2 x 11'9 (2.49m x 3.58m)

With power and light, space and plumbing for washing machine.

## Garage

17'2" x 8'3" (5.23m x 2.51m)

Partially converted with window to front aspect, power and light.

## Anti-Money Laundering (AML) Compliance

Estate agents operating in the UK are legally required to carry out Anti-Money Laundering (AML) checks in line with regulations set by HM Revenue and Customs (HMRC). At Hunters Dursley, we use Moverly to facilitate these checks as part of our commitment to compliance and transparency. It is mandatory for both buyers and sellers to complete AML verification before a property transaction can proceed. A fee will be charged for each individual AML check carried out.

This well-presented three-bedroom mid-terrace home offers generous and versatile accommodation, ideal for families, first-time buyers, or those looking to upsize. Situated in a desirable residential area within easy reach of Wotton-Under-Edge town centre, the property enjoys an elevated position with attractive views and a landscaped rear garden.

On the ground floor, you are welcomed into a spacious lounge/dining room featuring dual-aspect windows which provide excellent natural light and a pleasant outlook. The modern kitchen is fitted with contemporary units and ample worktop space, with direct access to the rear garden - perfect for entertaining or enjoying outdoor dining. The garden has been thoughtfully landscaped and includes useful external storage, taking advantage of the property's banked position. Upstairs, the property offers three well-proportioned bedrooms, including two comfortable doubles and a generous single. The stylish family bathroom is fitted with a separate bath and walk-in shower, along with twin sinks and modern tiling.

Additional benefits include an integrated garage providing secure storage or parking, and a private driveway offering off-street parking for multiple vehicles.

Overall, this is a beautifully maintained home in a sought-after location, ready for its next owners to move straight into and enjoy.

- Well-presented three-bedroom mid-terrace home in a popular residential location
- Bright lounge/dining room featuring dual-aspect windows, allowing plenty of natural light
- Three well-proportioned bedrooms on the first floor
- Stylish family bathroom with a separate bath and shower, along with twin sinks
- Additional off-street parking to the front of the property
- Spacious accommodation throughout with a good flow between living areas
- Modern kitchen fitted with contemporary units and worktops, with direct access to the rear garden
- Landscaped rear garden with patio and lawned areas, plus useful outdoor storage created from the property's elevated bank position
- Integrated garage providing secure storage or parking
- Within easy reach of Wotton-Under-Edge town centre, local schools and countryside walks



## Road Map



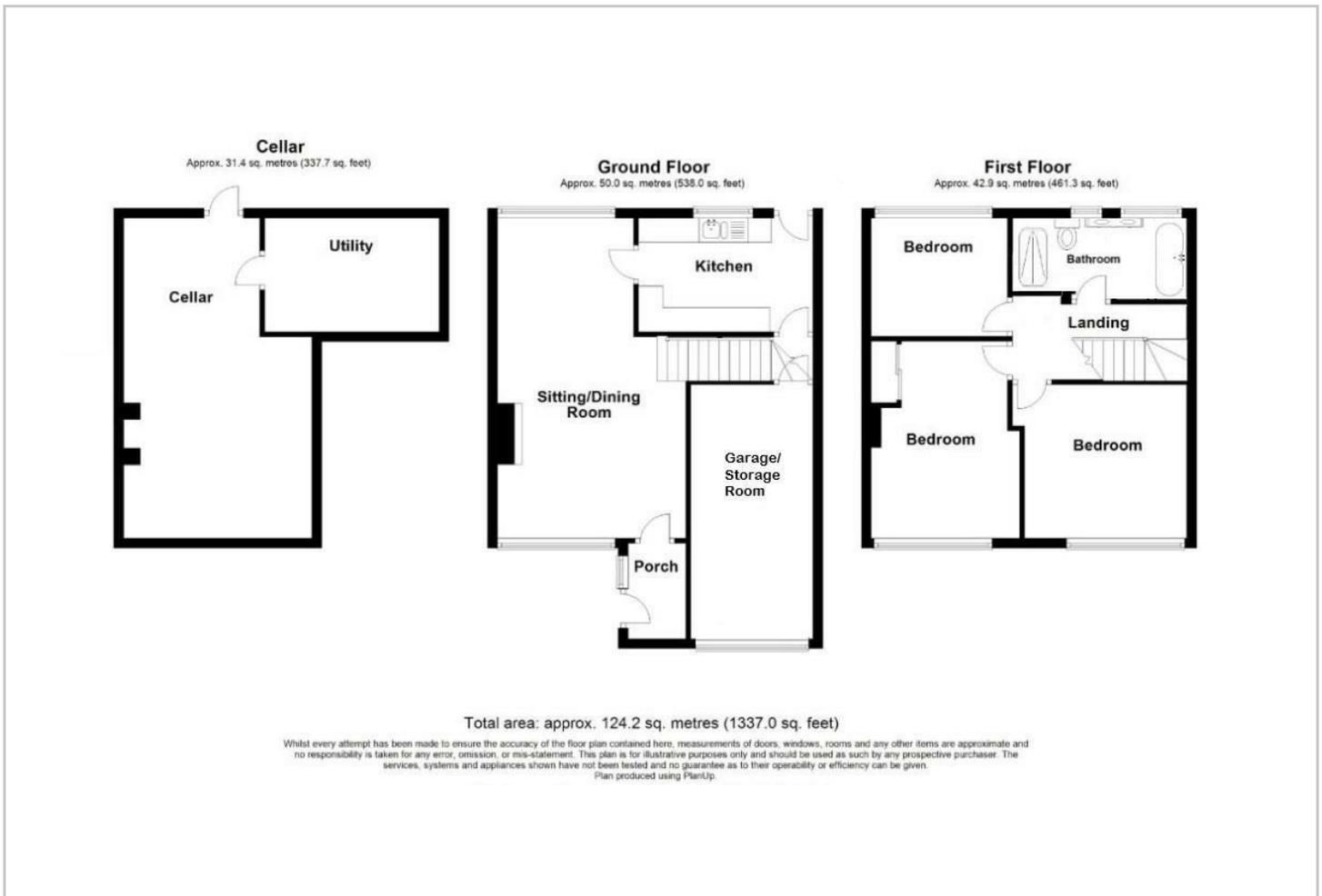
## Hybrid Map



## Terrain Map



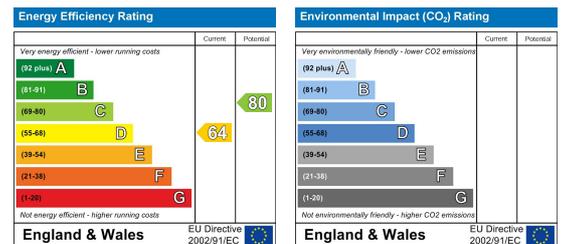
## Floor Plan



## Viewing

Please contact our Hunters Dursley Office on 01453 542 395 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.