



Duck Street, Tytherington Wotton-Under-Edge GL12 8QB

welcome to

Duck Street, Tytherington Wotton-Under-Edge

- Four Bedroom Character Home
- Flexible Living Accommodation
- Prime Village Location
- Gated entrance with parking for multiple cars
- Double Garage with power and light

Tenure: Freehold EPC Rating: D

Council Tax Band: E

offers in excess of

£850,000

****DOUBLE GARAGE** **AMPLE OF PARKING**** A rare opportunity to purchase a distinctive and adaptable family home in the ever popular village of Tytherington. With generous accommodation split across two floors and the potential to create an 'annexe' space, perfect for families or flexible lifestyles.



view this property online allenandharris.co.uk/Property/CPS105362

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:

CPS105362 - 0007

Location

Ground Floor

Utility Room

Kitchen/Diner/Living Room

Kitchen Area:

Dining Area

Living Area

Bedroom One

Ensuite

Internal Hallway

Shower Room

Second Reception Room

Bedroom Four

First Floor

Bedroom Two

Bedroom Three

Family Shower Room

Outside

Rear Garden

Front Garden

Double Garage

Parking



01454 318387



ChippingSodbury@allenandharris.co.uk



7 High Street, Chipping Sodbury, BRISTOL, Avon, BS37 6BA



allenandharris.co.uk