

hunter
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Flat 2, Earl Grey House, 10 Wortley Road, Wotton-under-Edge, Glos, GL12 7JU

Situated a short walk from the town centre, this two-bedroom maisonette is well-appointed throughout and is offered to the market with no onward chain. It also benefits from its own single garage and ample residents' parking.

Earl Grey House is a former pub and is understood to have been converted into three properties—a ground floor flat and two two-storey maisonettes—in the 1970s. This particular maisonette occupies the first and second floors of the building and enjoys elevated views of the Cotswold escarpment that surrounds Wotton-under-Edge. The property would make an ideal first-time purchase or would work well as a rental property, as the current owner has done for some 20 years.

The accommodation is reached via a communal hallway with stairs to the first floor. The private apartment door opens into an inner hallway with further doors off to the sitting room, kitchen, and bathroom, plus stairs rising to the bedrooms above. The generous, square-shaped sitting room is a beautifully light-filled area owing to the window at the front, and the practical shape makes arranging furniture easy.

The kitchen is fitted with a modern range of high and low units with contemporary doors and has space for a freestanding fridge freezer, as well as space and plumbing for a washer/dryer. There is an integrated electric oven with a gas hob and an extractor hood above. An understairs cupboard provides handy storage, and a large window above the sink offers lovely views across the neighbouring rooftops and towards the hills beyond. Adjacent to the kitchen, a door leads into the bathroom, which is finished with a white suite comprising a shower over the bath, a W.C., and a sink.

Halfway up the stairs, there is a raised storage area and a wall-mounted gas combination boiler that powers the heating and hot water. At the top, there is a landing providing access to both bedrooms.

The master bedroom is a well-proportioned double room with ample space for furniture, and its window offers another opportunity to admire the views. Bedroom two is also a double room with a window to the rear.



A generous amount of off-street parking is shared between the three properties, which is a real bonus given the town location. The property also benefits from a private single garage that has both power and lighting.

A convenient store where you can find everyday essentials is located diagonally opposite, and a well-regarded primary school can be found in the other direction.

We are informed that the property is connected to all mains services: gas, electricity, water, and drainage. Council Tax Band B (Stroud District Council). The tenure is a share of freehold with the two other apartments in the building.

EPC – D(60).

The town of Wotton-under-Edge offers a wide range of amenities, including independent retailers and supermarkets. The town also offers primary schools, the highly regarded Katharine Lady Berkeley secondary school, doctors and dentists' surgeries, an independent cinema, along with leisure facilities. There are numerous walks and cycling opportunities from the doorstep and the Cotswold Way can be enjoyed from here. Wotton-under-Edge is situated close to the M5 motorway (Junction 14) and the A38, which gives easy access throughout the Southwest.

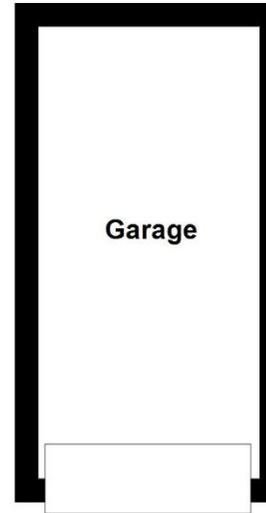
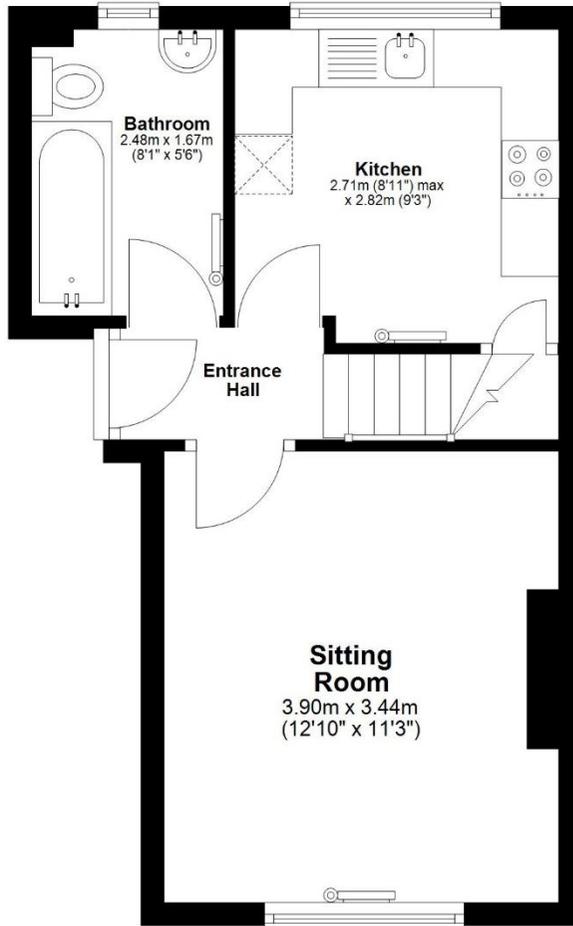


Guide Price £179,950



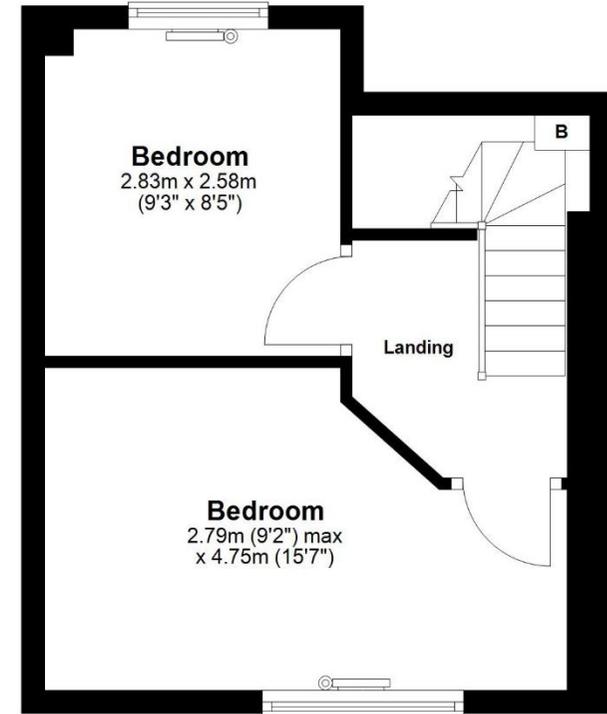
First Floor

Main area: approx. 29.1 sq. metres (313.7 sq. feet)
Plus garages, approx. 8.3 sq. metres (88.9 sq. feet)



Second Floor

Approx. 25.5 sq. metres (274.7 sq. feet)



Main area: Approx. 54.7 sq. metres (588.5 sq. feet)
Plus garages, approx. 8.3 sq. metres (88.9 sq. feet)