

HUNTERS[®]

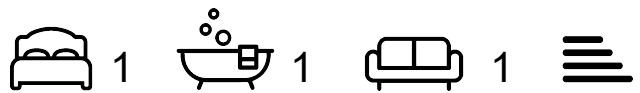
HERE TO GET *you* THERE



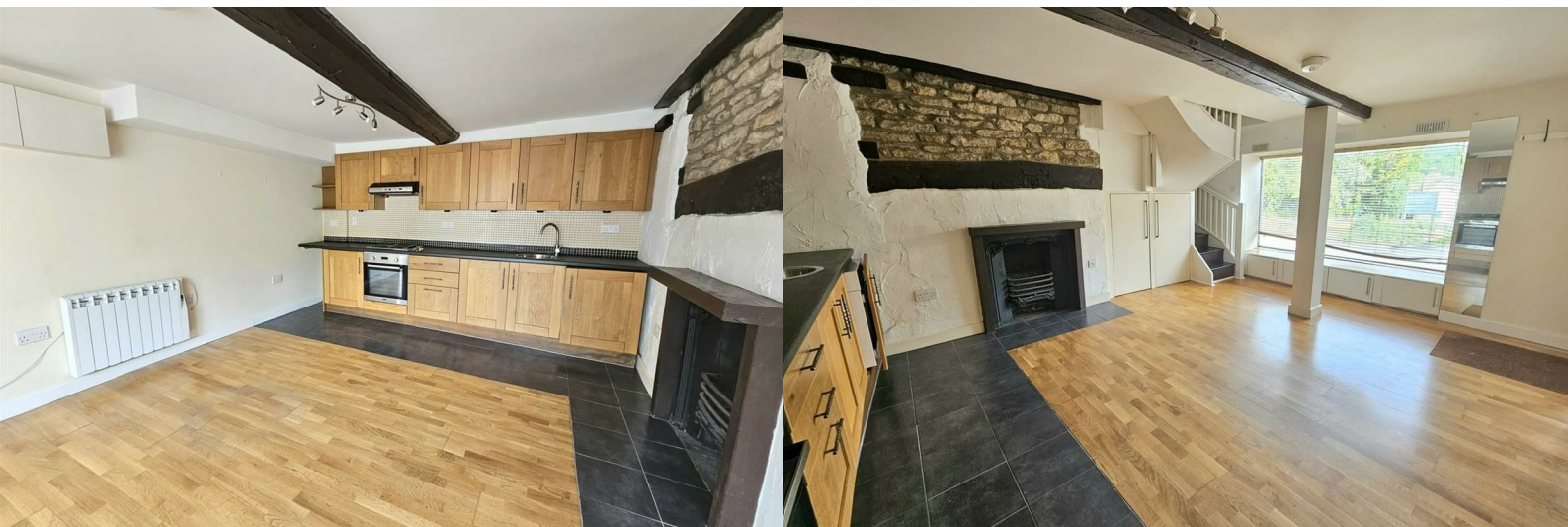
Church Street

Wotton-Under-Edge, GL12 7HB

£175,000



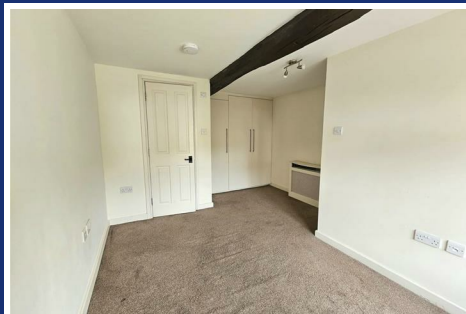
Council Tax: A



3C Church Street

Wotton-Under-Edge, GL12 7HB

£175,000



Located in the charming town of Wotton-Under-Edge, this delightful one-bedroom split-level apartment, within a Grade II Listed conversion on Church Street presents an excellent opportunity for those seeking a character filled cosy living space. Upon entering the property, you are welcomed by a communal entrance hallway that leads into an open plan living, kitchen, and dining area. This inviting space features a window that allows natural light to flood in, creating a warm and welcoming atmosphere.

Ascending the stairs to the first floor, you will discover a double bedroom, complete with fitted wardrobes that provide ample storage. The bedroom also boasts access to a well-appointed en-suite bathroom, which features a convenient shower, ensuring both comfort and privacy.

This split level conversion combines modern living with the charm of its surroundings, making it an ideal choice for first-time buyers, landlords, professionals, or those looking to downsize. With its prime location in Wotton-Under-Edge, residents will enjoy easy access to local amenities, picturesque countryside walks, and a friendly community atmosphere. Converted by the current vendor circa 2010 the apartment has been rented since conversion, offering an excellent rental income.

- Characterfull Split Level Property in Converted Grade II Listed Building
 - Arranged Over Two Floors
 - Communal Entrance Hallway
 - Open Plan Lounge/Dining Room/Fitted Kitchen Area
- First Floor Double Bedroom with En-Suite Shower Room
 - No Onward Chain

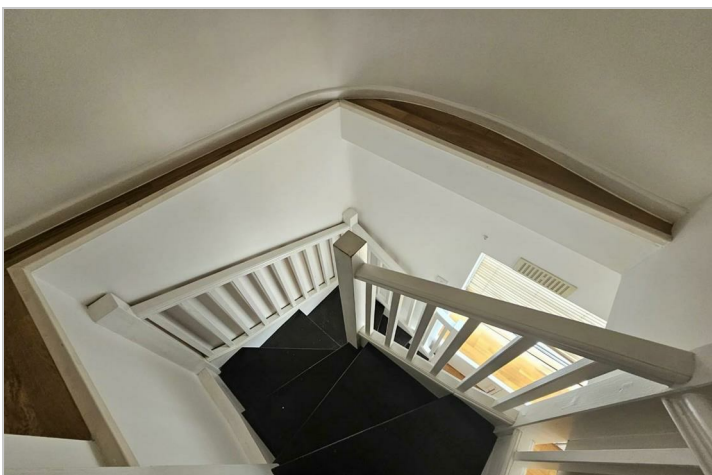
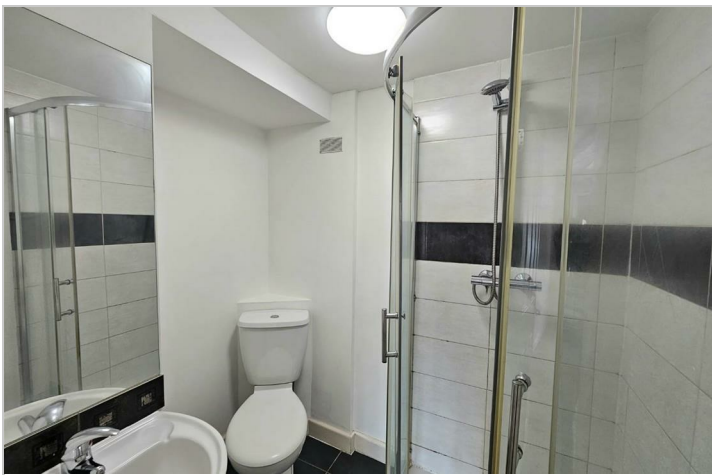
Anti-Money Laundering (AML) Compliance

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.

Agents Notes

Please Note: A new 125 Year Lease and Management Company is in the process of being set-up for a new purchaser.

Tel: 01453 542 395



Road Map



Hybrid Map



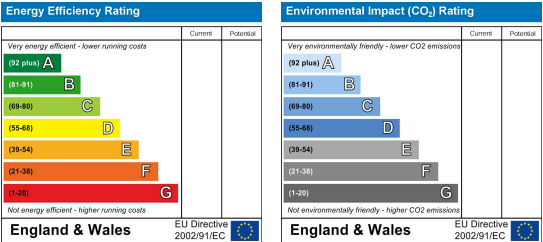
Terrain Map



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.