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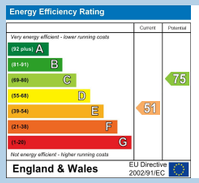
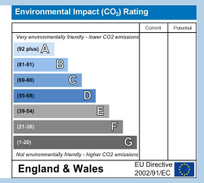
Bennett Jones PARTNERSHIP





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48A Long Street Wotton-Under-Edge
GL12 7BT

Asking Price
£175,000

ATTRACTIVE TWO BEDROOMED APARTMENT IN GRADE TWO LISTED BUILDING IN THE CENTRE OF A THRIVING COTSWOLD TOWN. FIRST FLOOR HALL, LARGE LOUNGE, KITCHEN, LARGE DOUBLE MAIN BEDROOM, GOOD SIZE SINGLE BEDROOM, BATHROOM. POTENTIAL RENTAL OF £10,800 PA ENERGY RATING - E

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propertymark

48A Long Street, Wotton-Under-Edge, GL12 7BT

SITUATION

This attractive first floor apartment occupies a superb position in the heart of the historic Cotswold town of Wotton-Under-Edge. The town has a vibrant high street which offers a variety of independent retailers, supermarket, cafés and pubs and leisure facilities including a cinema. The popular Katherine Lady Berkeley school is on the outskirts of the town and the M5 motorway junction 14 at Falfield is a ten minute drive.

DESCRIPTION

This first floor apartment situated in this attractive Grade II listed building, is being offered for sale in the centre of this attractive thriving Cotswold town. The apartment has side pedestrian access and stairs to first floor hallway/landing with a large lounge, kitchen, large double bedroom and further good size single bedroom and bathroom. The property has potential rental income of around £10,800pa.

THE ACCOMMODATION

(Please note that our room sizes are quoted in metres to the nearest one hundredth of a metre on a wall to wall basis. The imperial equivalent (included in brackets) is only intended as an approximate guide).

HALLWAY/LANDING

Front door is accessed from the side access which is shared with the shop. The front door opens to stairs leading to a landing with access to loft space and a night storage heater.

SITTING ROOM 5.52m x 4.07 (18'1" x 13'4")

Exposed beams and georgian sash window to the front. Night storage heater.

KITCHEN 2.92m x 2.89m (9'6" x 9'5")

Range of base and wall units with laminated work surface. stainless stainless steel sink, built in oven, electric hob cooker with extractor hood over, plumbing for washing machine and window to the rear.

BEDROOM ONE 5.23m x4.14m (17'2" x13'7")

Georgian sash window overlooking the high street.

BEDROOM TWO 3.35m x 2.54m (10'11" x 8'3")

having windows to rear.

BATHROOM

Low level w/c, hand wash basin, bath with mixer shower tap over. Airing cupboard housing hot water storage tank.

AGENT NOTES

Tenure: leasehold - new long lease terms to be agreed.
Grade II listed
Services: mains electricity, water and drainage are connected.
Council Tax Band: B
Energy rating E

VIEWING

By appointment with the owner's sole agents as over.

FINANCIAL SERVICES

We may offer prospective purchasers' financial advice in order to assist the progress of the sale. Bennett Jones Partnership introduces only to Kingsbridge Independent Mortgage Advice and if so, may be paid an introductory commission which averages £128.00.