

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



3A Church Street

Wotton-Under-Edge, GL12 7HB

£180,000



Council Tax: A



# 3A Church Street

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£180,000



Found in the charming town of Wotton-Under-Edge, this spacious ground floor flat, within a Grade II Listed conversion, retains many of its original features offering a delightful blend of comfort and convenience. The property is designed to cater to modern living while providing a warm and inviting atmosphere. Converted by the current vendor circa 2010 the apartment has been rented since conversion, offering an excellent rental income.

Upon entering, you are welcomed by a communal entrance hallway that leads to your private door, ensuring a sense of security and privacy. The open plan living area is a standout feature, seamlessly integrating a fitted kitchen with ample space for relaxation and entertaining. This layout is perfect for those who enjoy hosting friends and family.

The flat boasts two generously sized double bedrooms, with the main bedroom benefiting from an en-suite shower room, the second with a range of fitted wardrobes. A further family bathroom adds to the practicality of the space, making it ideal for both residents and guests.

Nestled beneath the Cotswold escarpment, Wotton-under-Edge is a charming and historic market town offering an attractive blend of period character, independent shops and modern conveniences.

The bustling High Street provides a range of amenities including independent retailers, cafés, traditional pubs and everyday essentials, along with a popular weekly market. The town also benefits from a doctor's surgery, primary schools and the highly regarded Katharine Lady Berkeley's School.

For those who enjoy the outdoors, the surrounding countryside offers outstanding walking and riding opportunities, with access to the Cotswold Way and beautiful woodland at Newark Park. The nearby market towns of Tetbury and Stroud provide further shopping and leisure facilities.

Commuters are well served with convenient access to the M5 motorway (Junction 14) and mainline rail services from Cam & Dursley station, offering direct routes to B

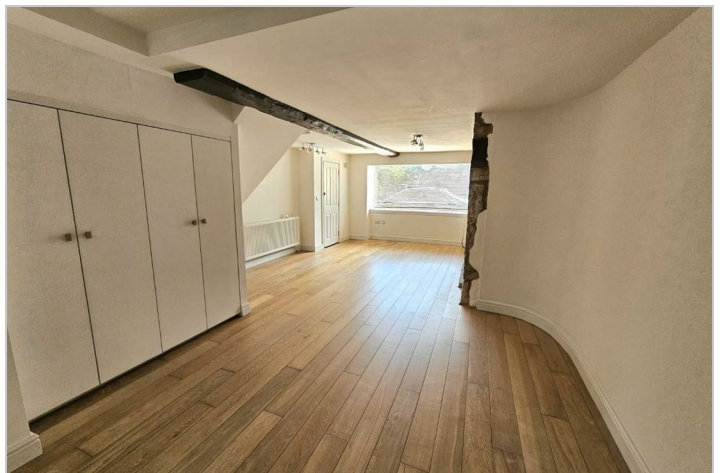
- Generous Ground Floor Apartment in Converted Grade II Listed Building
- Spacious Open Plan Living Accommodation
- Lounge/Dining Area with Fitted Kitchen
- Inner Hallway Leading to Two Double Bedrooms, One En-Suite Shower Room
- Further Family Bathroom
- Viewing Essential
- No Onward Chain

## 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 Note:

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



Road Map



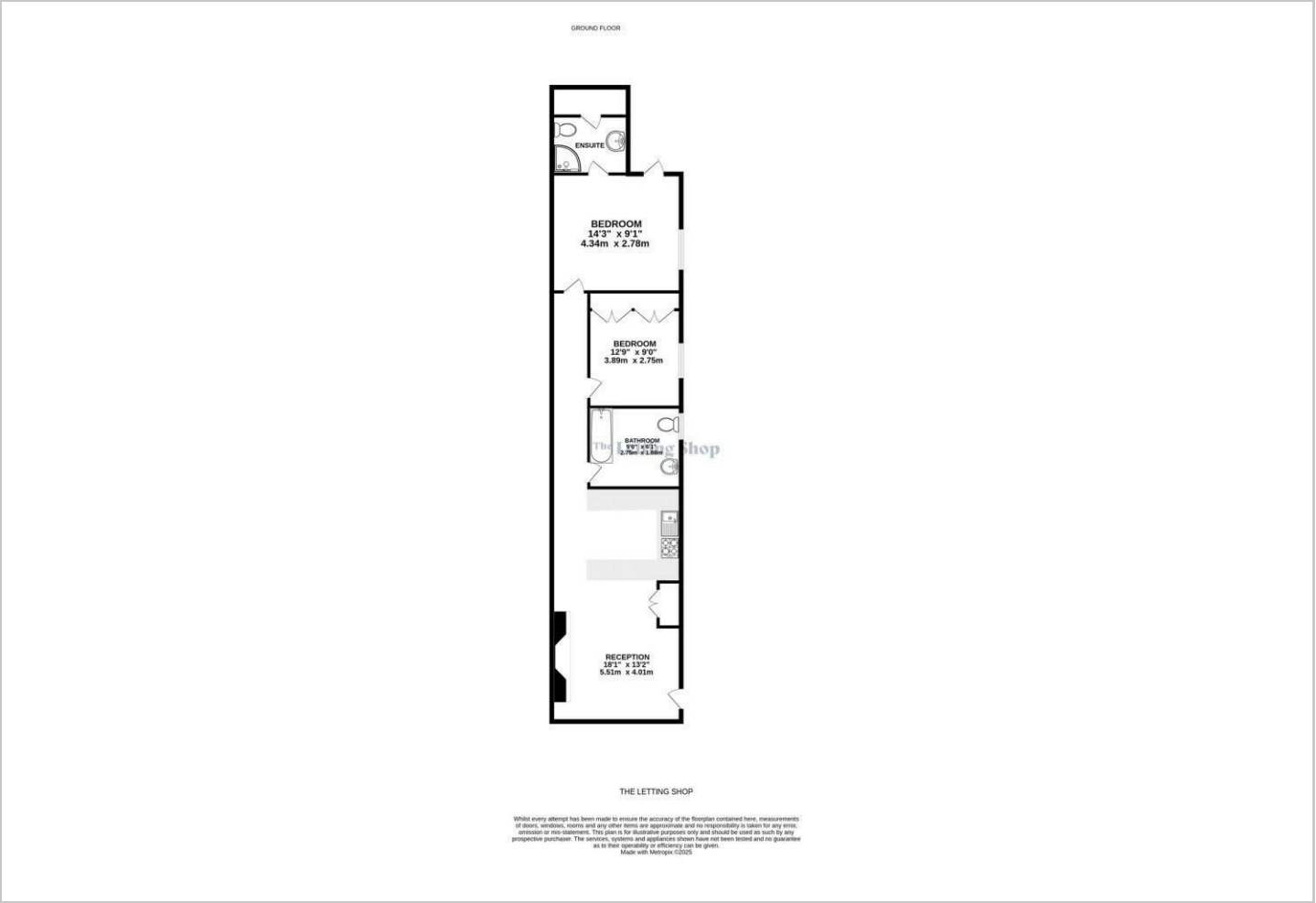
Hybrid Map



Terrain Map



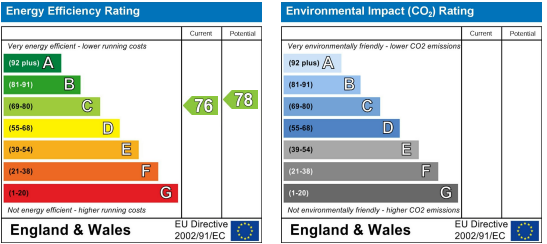
Floor Plan



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.