

5A Market Street, Wotton-Under-Edge,  
GL12 7AE

£1,100 Per



Spacious and modernised maisonette in town centre location and close to amenities. The property comprises of new kitchen/breakfast room, three bedrooms, including master with ensuite shower, living room and family bathroom. One allocated parking space. Council Tax Band A. Energy Rating D.

**01453 544500**

31 Parsonage Street, Dursley  
Gloucestershire, GL11 4BW

**bennettjones.co.uk**

lettings@bennettjones.co.uk



propertymark

# 5A Market Street, Wotton-Under-Edge, GL12 7AE

## Situation

The property occupies a superb position in the heart of the historic town centre of Wotton under Edge. The town offers a variety of independent retailers, supermarket, cinema, primary school and leisure facilities. The popular Katherine Lady Berkeley Comprehensive School is on the outskirts of the town and the M5 motorway junction (14) at Falfield is a 10 minute drive.

## 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).

## Entrance Hall

## Kitchen/Breakfast Room 4.50m x 4.30m (max) (14'9" x 14'1" (max))

Newly fitted kitchen with a range of wall and base units, integrated fridge freezer, single oven, microwave, space and plumbing for a washing machine and dishwasher and window to front.

## Stairs to First Floor Landing

Carpeted flooring and with three storage cupboards on landing.

## Bedroom One 4.61m x 3.35m (max) (15'1" x 10'11" (max))

Carpeted flooring and windows to rear.

## Ensuite Shower

White suite comprising of wash basin, wc, shower cubicle and vinyl flooring.

## Living Room 6.24m x 3.86m (20'5" x 12'7")

Light and airy living space with decorative fireplace, carpeted flooring and windows to front.

## Bedroom Two 3.73m x 2.83m (12'2" x 9'3")

Carpeted flooring and window to rear with window seat below.

## Bedroom Three 2.88m x 2.83m (9'5" x 9'3")

Carpeted flooring, cupboard housing gas boiler and window to rear.

## Bathroom

White suite comprising of wash basin, wc, bath and window to rear.

## Externally

The property is accessed on foot from Market Street and leads to a shared courtyard area. One allocated parking space.

## Agents Note

Available Date: Now

Deposit: £ 1269.00

Council Tax Band: A

Energy Rating: D

Minimum Annual Income Requirement: £33,000

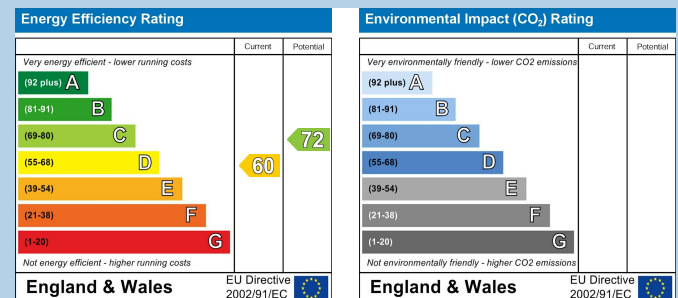
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Utilities: Mains Gas, Electric, Water and Sewerage are connected.

Standard Meters

Broadband: ADSL (Asymmetric Digital Subscriber Line)

For mobile signal and wireless broadband: Please see [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk) for more information



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