

HUNTERS®

HERE TO GET *you* THERE



17 Court Orchard

Wotton-under-Edge, Gloucestershire, GL12 7JB

Offers Over £300,000



Council Tax: C



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A beautifully presented three-bedroom terraced home, thoughtfully updated and improved by the current owner, situated within the sought-after market town of Wotton-under-Edge. Offered to the market with no onward chain, this stylish property is ideal for first-time buyers, young families, or investors alike.

The property is accessed via steps leading from the roadside to the front entrance. Internally, the accommodation comprises an entrance hall with useful storage cupboard and downstairs WC, leading through to a spacious open-plan living and dining room, perfect for modern family living and entertaining. The contemporary kitchen has been upgraded by the current owner and features a breakfast bar along with French doors opening onto the landscaped rear garden.

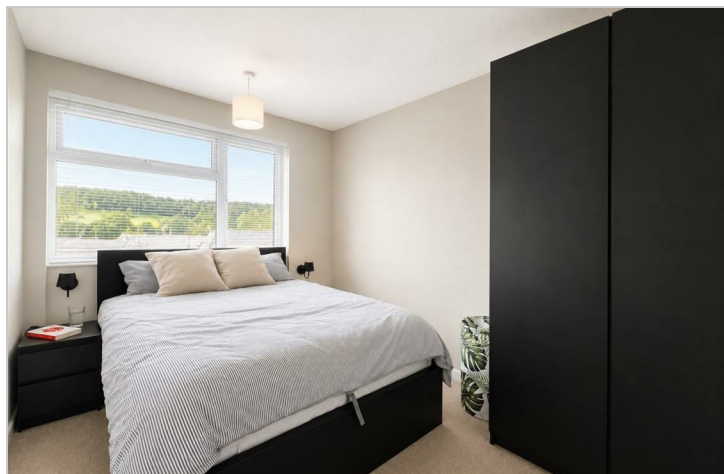
To the first floor are two well-proportioned double bedrooms, a third single bedroom, and a modern family bathroom fitted with both a separate bath and shower.

Further benefits include a newly fitted boiler, updated bathroom, redecoration throughout, landscaped rear garden, single garage, and parking to the front.

Early viewing is highly recommended to fully appreciate all this fantastic home has to offer.



Tel: 01453 542 395



Wotton-under-Edge is a charming and historic market town nestled on the edge of the Cotswolds, offering a wonderful blend of countryside living and everyday convenience. The town provides a range of independent shops, cafés, restaurants, and local amenities, along with highly regarded primary and secondary schools. Surrounded by beautiful countryside and scenic walking routes, the area is ideal for those who enjoy outdoor living, while also benefiting from excellent transport links with convenient access to the M5 motorway network for commuting to Bristol, Gloucester, and Cheltenham.

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.

Road Map



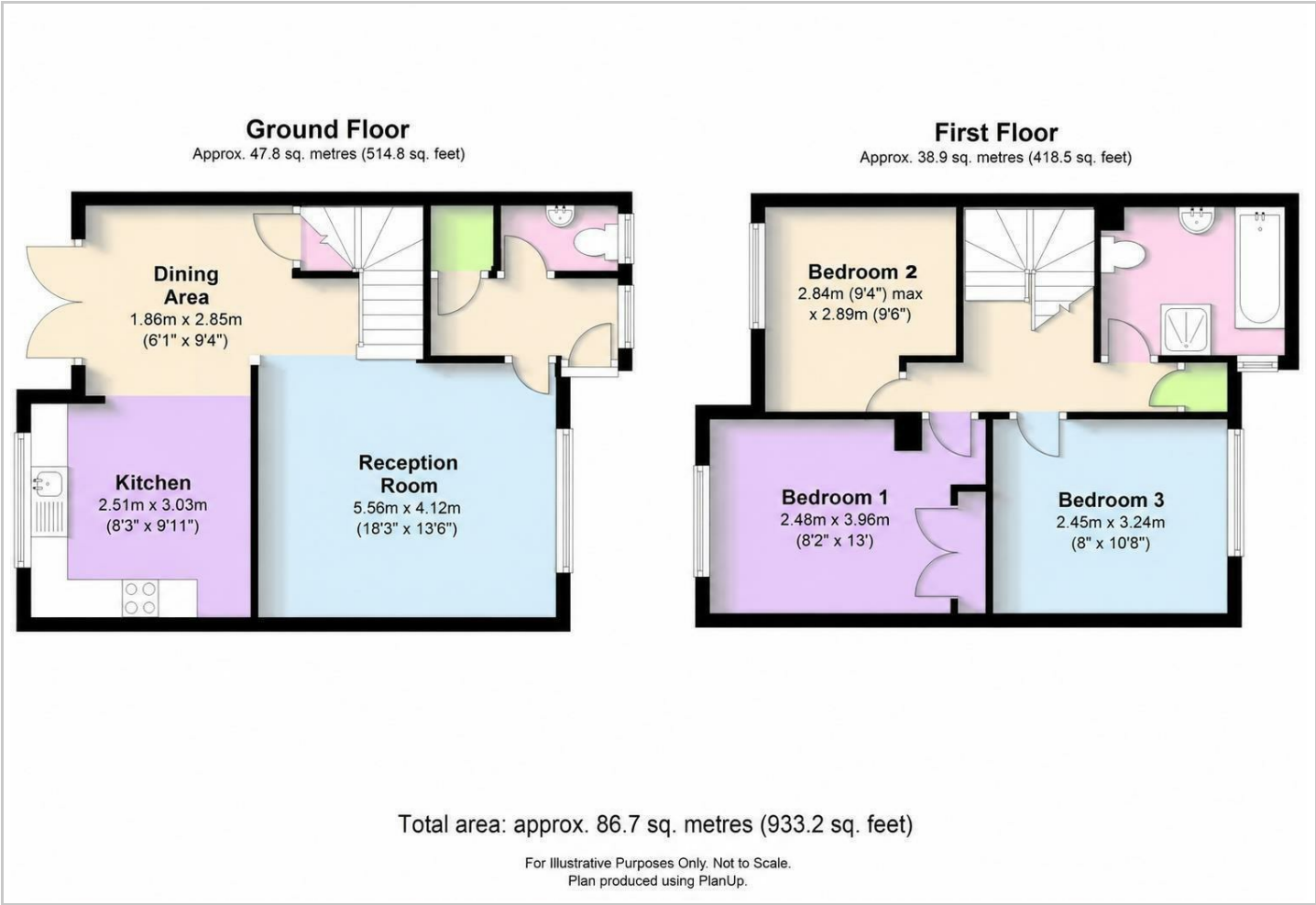
Hybrid Map



Terrain Map



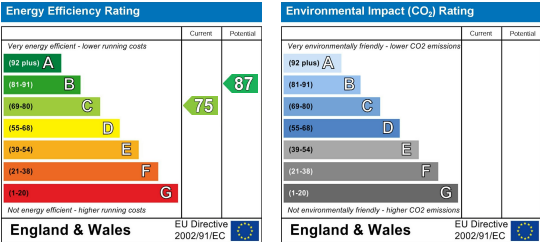
Floor Plan



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.