8 Wotton Road, Kingswood, Gloucestershire GL12 8RA

A well-proportioned two-bedroom, terraced cottage set on the edge of this popular village which is now in need of modernisation.  Offered to the market with no onward chain.

Under the current ownership for the last eight years the property is now ready for a new owner to put their stamp on this home and really make it their own.

Entering through a glazed front door into a comfortable sitting room with a fireplace and alcoves to either side.  A hallway sits between the sitting room and the kitchen/dining room with stairs rising to the first floor and plenty of understairs storage. At the rear of the property is a sociable kitchen/dining room with an external door leading out to the rear garden.  There is a good range of cabinet space along with space for an oven and space and plumbing for a washing machine.

Stairs from the hall ascend to a spacious landing area with built in wardrobes which can be accessed from both bedrooms. The master bedroom sits to the front of the property and is a good-sized double room.  The second bedroom is also a double in size and is located at the rear of the property overlooking the garden and countryside views beyond.  The bathroom has a white suite comprising a walk-in shower, wash basin, WC and heated towel rail.

The rear garden has been designed to be low maintenance and is predominantly paved with borders to either side.  At the far end of the garden the boundary is a stream and there are countryside views beyond providing a tranquil outdoor space.

The property does not come with allocated parking, however there is on street parking along several streets in very close proximity to the cottage.

We understand the property is connected to mains: electric, water and drainage. Council tax band C. The property is freehold.

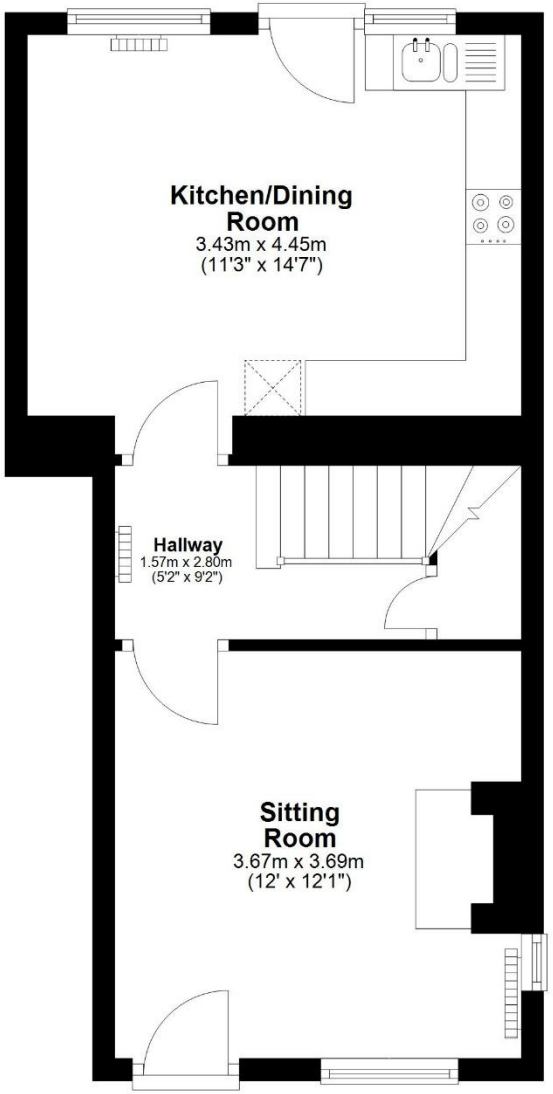
EPC – E (42).

Kingswood is a very popular village situated within close proximity to the market town of Wotton-under-Edge, and provides great commuter links to Bristol, Gloucester and Cheltenham. The village benefits from a convenience store with post office, a public house and village hall. In addition to the primary school situated in the heart of the village, Kingswood is also in the catchment area for the highly regarded Katharine Lady Berkeley (KLB) secondary school which sits on the outskirts of Wotton-under-Edge.

# Offers in Excess Of £200,000

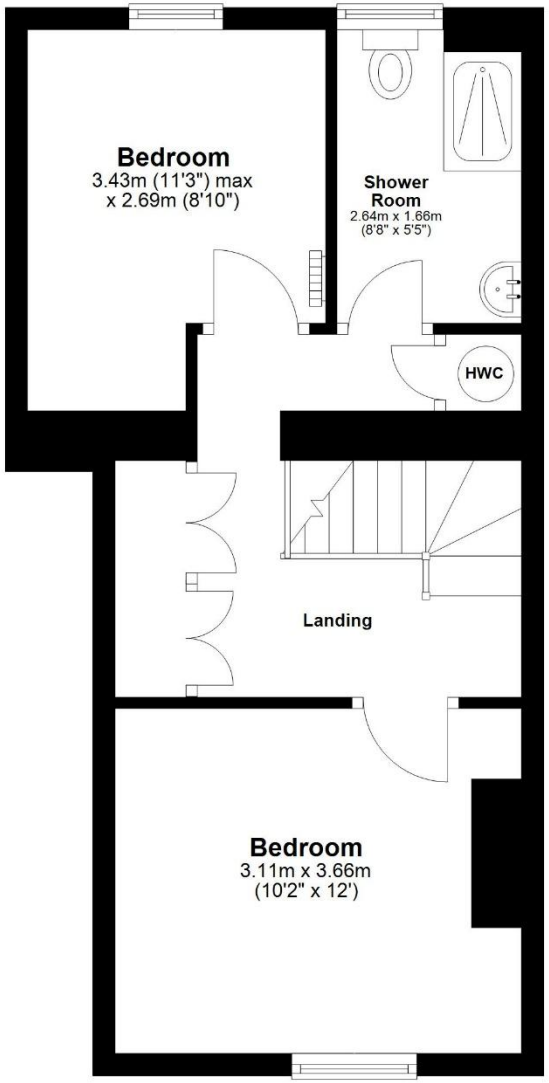
## Ground Floor

Approx. 36.7 sq. metres (395.1 sq. feet)




## First Floor

Approx. 36.6 sq. metres (393.6 sq. feet)




Total area: approx. 73.3 sq. metres (788.7 sq. feet)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