HUNTERS®

HERE TO GET *you* THERE



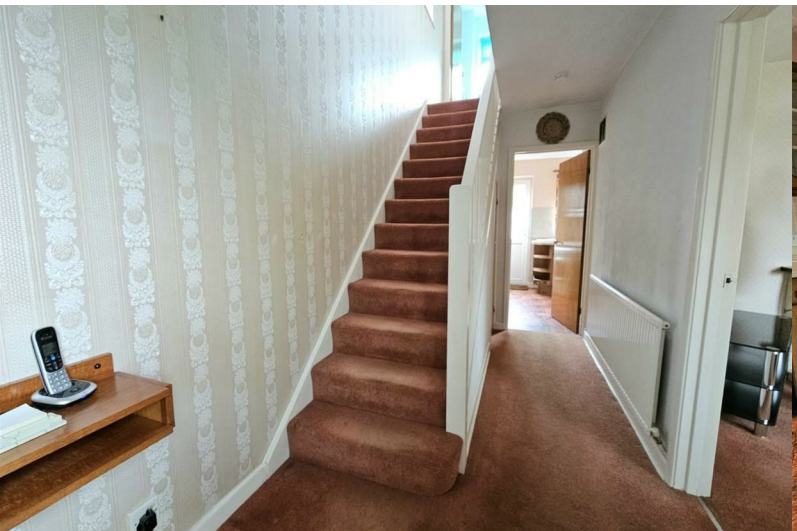
# 1 Chipping Gardens

Wotton-Under-Edge, GL12 7BN

£375,000

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Council Tax: D





# 1 Chipping Gardens

## Wotton-Under-Edge, GL12 7BN

## £375,000







Ideally situated within easy walking distance of the popular market town of Wotton-under-Edge, this end-of-terrace property presents an excellent opportunity for a purchaser looking to create a home tailored to their own taste and style. Having been owned by the current vendor for well over three decades, the property would benefit from internal modernisation, offering plenty of scope and potential for improvement.

On entering, you are welcomed by an entrance hallway with stairs rising to the first floor. The lounge over-looks the front garden and opens through to the separate dining room, creating a versatile living space. To the rear, the kitchen is fitted with a range of units and provides access to the rear garden.

Upstairs, the landing benefits from a generous storage cupboard and access to the loft space. There are three bedrooms, comprising two well-proportioned double bedrooms and a further single bedroom, which also benefits from a useful walk-in cupboard. There is also a family bathroom and separate wc.

Externally, the property enjoys a low walled front garden with a lawned area and pathway leading to the front entrance. A side gate provides access to the side garden, where there is a garden shed and a pathway leading through to the rear garden.

The rear garden features established flower borders, a shingled area and a pathway leading to a rear gate. Beyond the garden, there is a garage together with additional parking, a particularly useful feature for a property so conveniently located to the town centre. The property is offered for sale with the benefit of no onward chain.

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. The town also benefits from two doctor's surgeries, 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 Bristol and London Paddington, with the new Station in Charfield due to open in the near future. Wotton-under-Edge combines rural charm with practical connectivity, making it a highly desirable location for families, professionals and those seeking a vibrant yet relaxed market town lifestyle.

- End of Terrace Property Requiring Updating
- Entrance Hallway
- Kitchen Overlooking Rear Garden
- Bathroom with Separate WC
- Garage with Parking to Rear
- Close to Wotton Town Centre
- Lounge Leading to the Dining Room
- Three Bedrooms, One with Walk-in Storage
- Front, Rear and Side Garden with Garden Shed
- No Onward Chain

Tel: 01453 542 395











Road Map



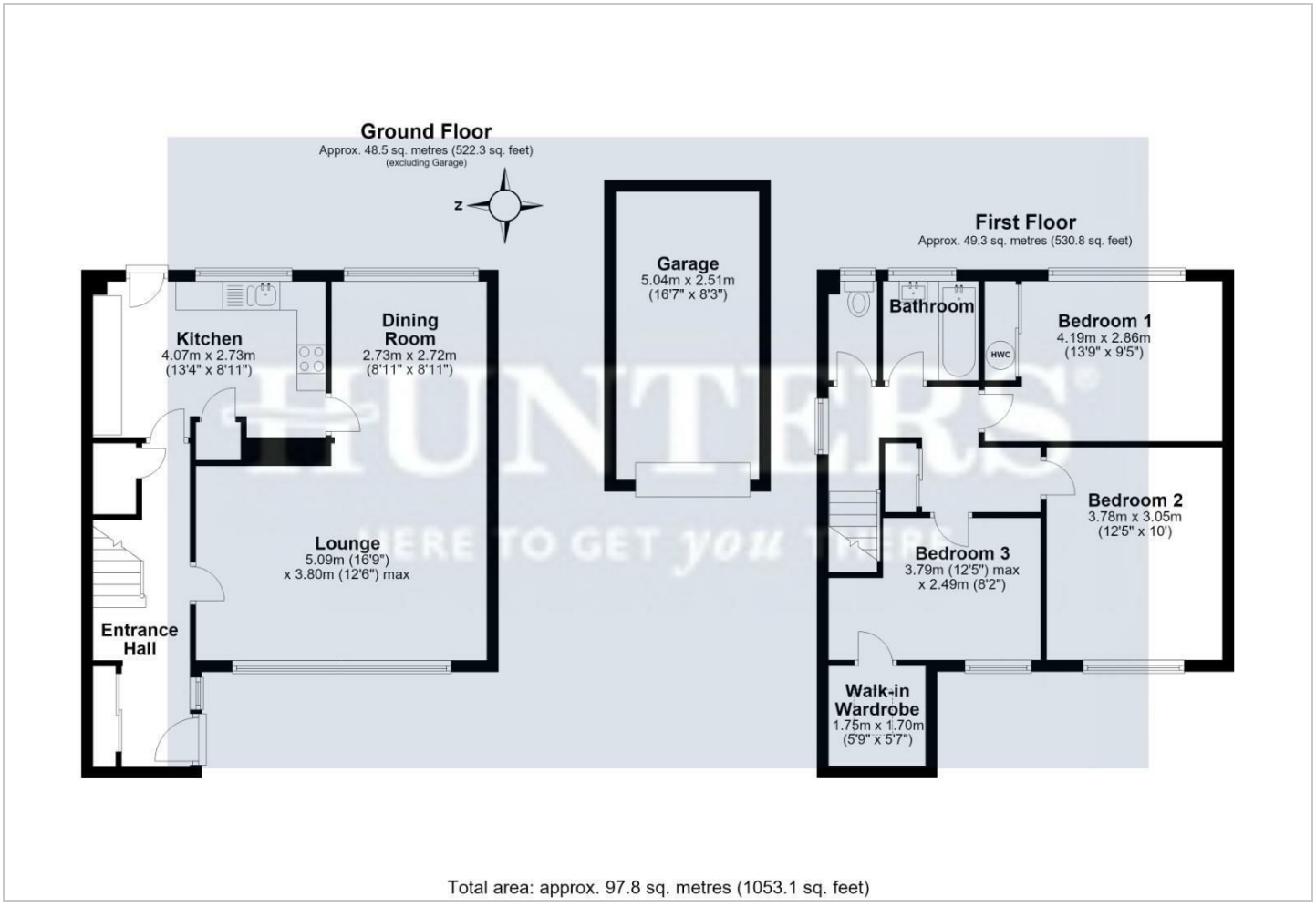

Hybrid Map




Terrain Map




## Floor Plan



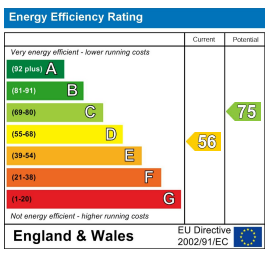

### *Viewing*

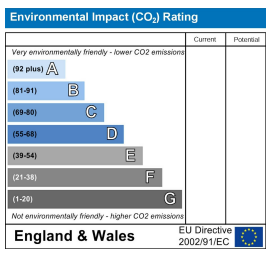
Please contact our Hunters Dursley Office on **01453 542 395** if you wish to arrange a viewing appointment for this property or require further information.

### *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.

## 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.

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