



19 Wortley Terrace, Wotton-Under-Edge, GL12 7JY

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## 19 Wortley Terrace, Wotton-Under-Edge, GL12 7JY

Found on the outskirts of the charming town of Wotton-Under-Edge, this spacious semi-detached home on Wortley Terrace has been owned by the current vendor since 1977, providing accommodation that is sure to appeal to families and individuals alike.

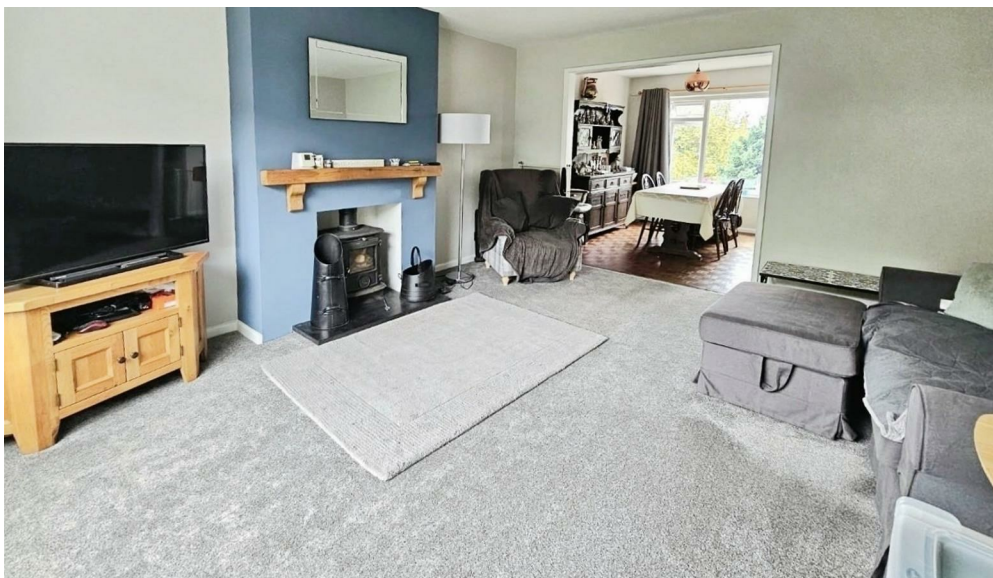
Upon entering, you are greeted by a hallway giving access to the spacious lounge that flows seamlessly into a dining room, creating an inviting space for both relaxation and entertaining. The fitted kitchen is well-equipped with door leading to the garden. The home boasts three generously sized bedrooms, providing ample space for family members or guests. The modern bathroom adds a touch of contemporary style.

Outside, the property features a paved front garden with ample driveway parking, offering a pleasant first impression. The side and rear gardens provide additional outdoor space, perfect for gardening enthusiasts or for children to play. A garage is also included, offering secure storage for vehicles or additional belongings along with two small storage outbuildings to the rear.

Whether you are looking to settle down or invest, this property presents an excellent opportunity to create memories in a wonderful community.

**Asking Price £315,000**





## Ground Floor Accommodation

### Entrance Hallway

Via glazed doors with side panel, radiator, stairs to first floor, door to;

### Lounge

Window to front aspect, fireplace with multi-fuel fire on hearth, radiator, under-stairs cupboard, opening to;

### Dining Room

Window to rear aspect, parkay flooring, radiator, door to;

### Kitchen

Windows to rear and side aspect, range of wall and base units with work-surfaces, space for fridge, freezer and washing machine, stainless steel sink unit with taps, tiled splash-backs, oven and hob with extractor over, door to garden.

## First Floor Accommodation

### Landing Area

Window to side aspect, access to insulated loft, airing cupboard with shelving and Worcester gas boiler, doors to;

### Bathroom

Window to rear aspect, bath with mains shower over, pedestal wash hand basin, wc, shelf, chrome heated towel rail, part tiled walls, extractor fan.



### Bedroom

Window to rear aspect with views, radiator.

### Bedroom

Window to front aspect, radiator.

### Bedroom

Window to front aspect, radiator, over-stairs storage area.

## Outside

### Front Garden

Paved driveway parking for several vehicles, various plants and shrubs, patio to front door.

### Side Garden

Raised patio area, gated access to the front of the property, two outbuildings for storage, steps lead to;

### Rear Garden

Further terraced lanwed area with wooden ballustrade, steps to lawned area with raised gravel seating area.

### Garage

Single garage found to the side of the property with up and over door, power and light.



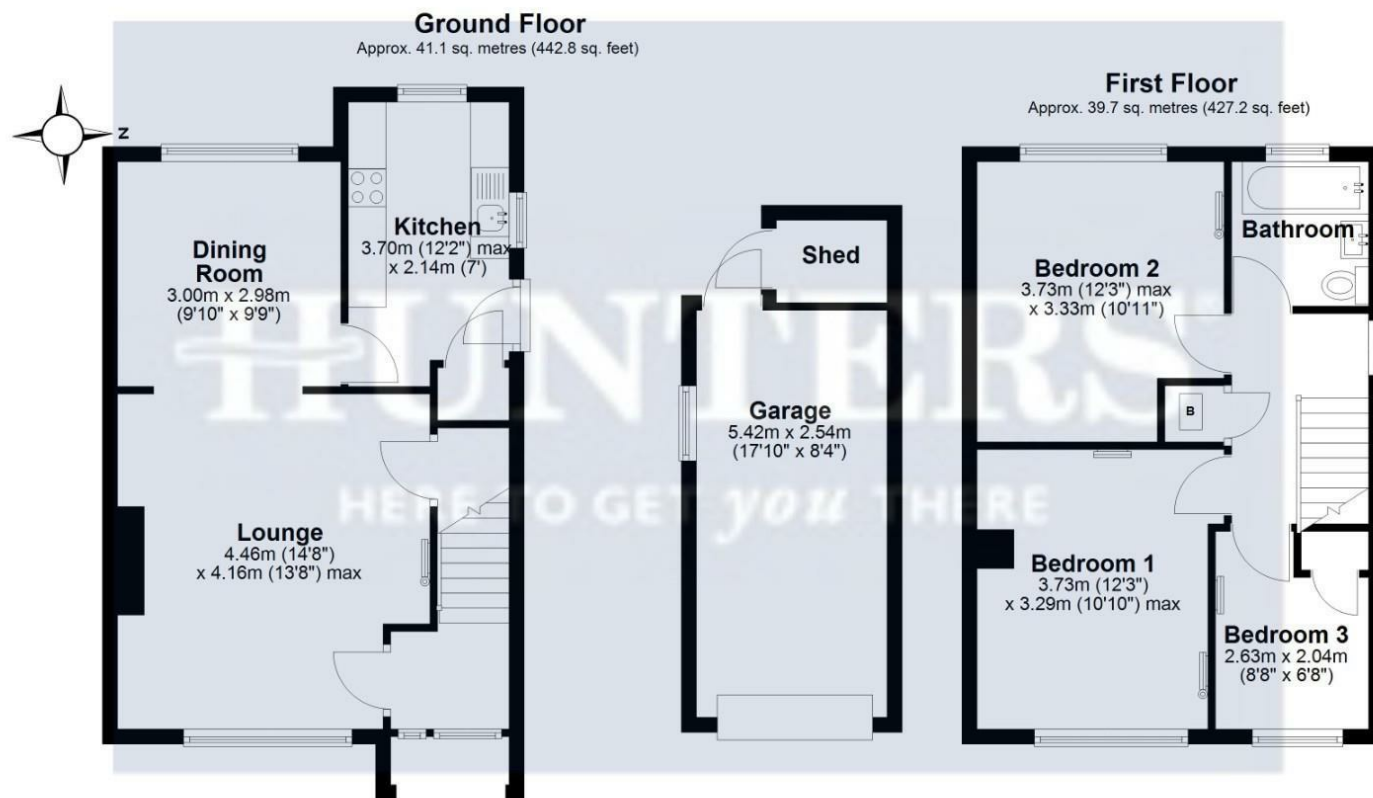






- Spacious Semi Detached Family Home in Wotton under Edge
- Entrance Hallway
- Lounge leading to the Dining Room
- Fitted Kitchen with Door to Garden
- Three Bedrooms
- Family Bathroom
- Ample Driveway Parking and Garage
- Enclosed Rear Garden with Small Storage Areas

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. 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.



Total area: approx. 80.8 sq. metres (869.9 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>78</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

### Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Dursley -  
01453 542 395 <https://www.hunters.com>

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