

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



Bradley Green, Wotton-Under-Edge, GL12 7PN

£385,000



Council Tax: D



# 10 Canons Court Mews

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## Ground Floor Accommodation

### Entrance Hallway

Stairs to first floor, karndean flooring, radiator, doors to;

### Cloakroom

Tiled flooring, wash-basin with tiled-splash-backs, wc, radiator.

### Kitchen/Breakfast Room

12'8" x 10'4" (3.88m x 3.15m)

Window to rear aspect with lovely countryside views, range of wall and base units with work-surfaces, fitted oven and hob, dish-washer and fridge/freezer, tiled flooring, tiled splash-backs, breakfast bar area, opening to;

### Lounge/Dining Room

19'10" x 19'9" (6.05m x 6.04m)

Window to side aspect, french doors leading to the garden, Karndean flooring, two radiators, french doors to;

### Conservatory

7'1" x 14'9" (2.16m x 4.50m)

With open countryside views, door to decked area, Karndean flooring, glazed roof.

## First Floor Accommodation

### Landing Area

Airing cupboard with shelving, doors to;

### Bedroom

12'4" x 8'7" (3.77m x 2.63m)

Window to side aspect, radiator.

### Bedroom

14'4" x 10'9" (4.38m x 3.28m)

Dual aspect windows with open views, radiator, door to;

### En-Suite

Window to rear aspect with open views, wash-hand basin, wc, walk-in shower with screen, fully tiled walls.

### Bedroom

13'6" x 10'11" (4.12m x 3.35m)

Two windows to rear aspect with open views, radiator, loft hatch.

### Bathroom

Window to front aspect, wash-hand basin, wc, tiled flooring, bath with shower attachment, heated towel rail, fully tiled walls and floor.

### Outside

An open plan area with parking for one car, path to front door.

### Rear Garden

A low maintenance rear garden with fantastic countryside views, patio area, shingle areas, raised flower beds, feature pergola seating area.

## Agents Notes

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



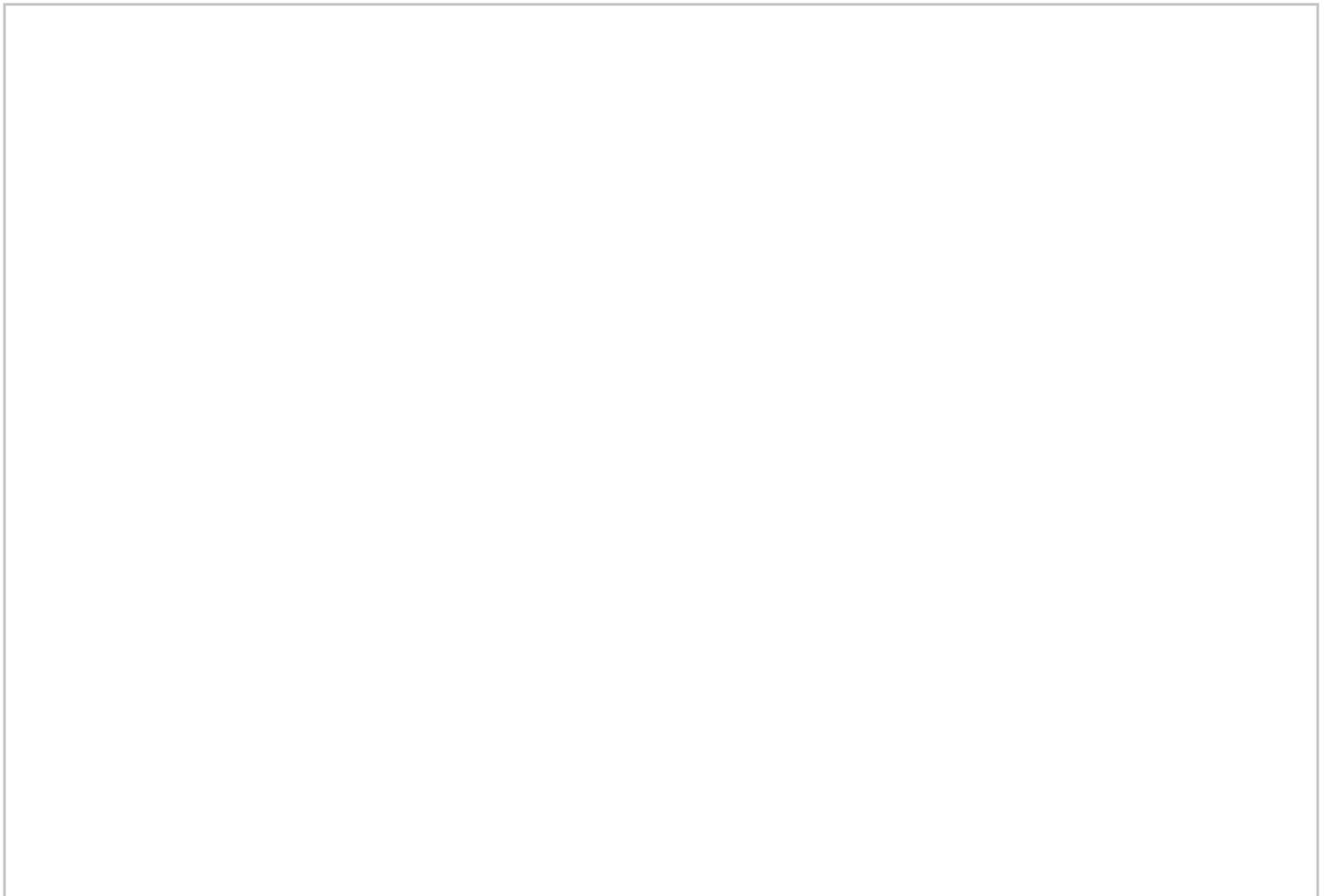
### Hybrid Map



### Terrain Map



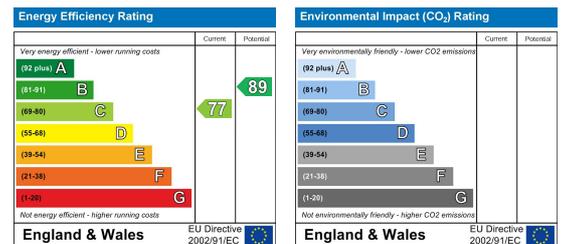
### Floor Plan



### 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.