

# HUNTERS®

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## 4 Crow Meadow

Kingswood, Wotton-Under-Edge, GL12 8RX

Asking Price £240,000



Council Tax: B





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Found in the popular village of Kingswood, this charming terraced cottage offers; entrance porch, sitting room with wood-burning stove, fitted kitchen/breakfast room with lobby leading to the court-yard garden and downstairs shower room. To the first floor you will find two bedrooms with the main bedroom with wc and wash hand basin found on the second floor. Outside the property has a private court-yard garden to the rear with a cottage style front garden with parking for two cars. There is also an option to purchase a garage found a short stroll from the property.

- Pretty Terraced Cottage
- Kitchen/Breakfast Room
  - Family Bathroom
- Courtyard Garden To Rear
  - Parking for Two Cars
- Three Bedrooms
- Sitting Room with Wood-Burning Stove
- Option To Purchase Garage Separately
  - Cottage Style Front Garden

## Ground Floor Accommodation

### Entrance Porch

Via glazed door with windows, tiled flooring, door to;

### Sitting Room

11'11" x 10'11" (3.64m x 3.34m)

Window to front aspect, laminate flooring, feature fireplace with wood-burning stove, radiator, opening to;

### Kitchen/Breakfast Room

11'5" max x 11'0" max (3.48m max x 3.35m max)

Window to rear aspect, range of wall and base units with granite work-surfaces, stainless steel sink unit with mixer tap, space for washing machine, fitted oven and gas hob with extractor over, tiled flooring, radiator, space for fridge/freezer, door with stairs to first floor, lobby with door to garden and door to;

### Bathroom

Window to side aspect, part tiled walls, tiled flooring, wc, corner shower with shower, unit with circular sink and mixer tap.

## First Floor Accommodation

## Bedroom Two

11'0" x 6'11" (3.36m x 2.11m)

Window to front aspect, radiator, cupboard with Worcester gas boiler.

## Bedroom Three

10'2" x 6'7" (3.11m x 2.02m)

Window to rear aspect, radiator.

## Second Floor Accommodation

### Main Attic Bedroom

17'4" max x 12'7" max (5.28m max x 3.84m max)

Window to rear aspect, radiator, wc with wash-hand basin.

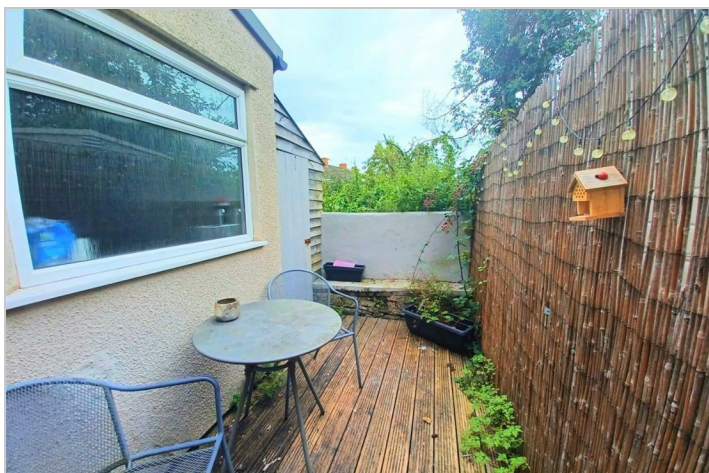
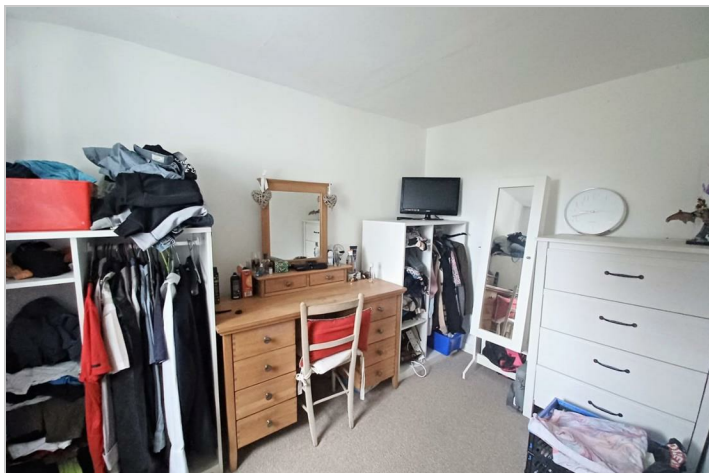
## Outside

### Front Garden

A pretty cottage front garden with path to front door, lawned area, patio area and feature tree. There is also shingle off street parking for two cars.

### Rear Garden

To the rear of the property you will find a private courtyard garden.



Road Map



Hybrid Map



Terrain Map



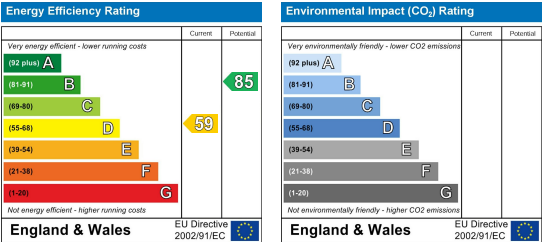
Floor Plan



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.