

HUNTERS[®]

HERE TO GET *you* THERE



44 Gloucester Street

Wotton-Under-Edge, GL12 7DN

£295,000



Council Tax: B



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Entrance Hall

Via part glazed door, radiator, stairs to first floor, tiled flooring, doors to:

Cloakroom

Pedestal wash hand basin, wc, tiled flooring, radiator.

Kitchen/Breakfast Room

Window to front aspect, radiator, range of wall and base units with work-surfaces, tiled splash-backs, tiled flooring, stainless steel 1 1/2 bowl sink unit with mixer tap, electric oven with gas hob with extractor over, freestanding space for washing machine, integrated fridge/freezer.

Lounge

French doors to garden, feature fireplace with hearth, two radiators, door to storage cupboard with Vaillant boiler and shelving.

First Floor Landing

From the entrance hall stairs lead to first floor landing with window to rear aspect, radiator, access to loft space, fitted cupboard with shelving and hanging space.

Bedroom Two

Window to rear aspect with views, radiator.

Bedroom One

Window to front aspect, radiator, fitted wardrobes with hanging rail, Jack and Jill door to bathroom. (Measurement to rear of wardrobes).

Bathroom

Frosted window to front aspect, hidden cistern wc,

wash hand basin, bath with over-bath shower, radiator, part tiled walls.

Outside Front

Small shingle area, patio step to front door.

Outside Rear

With a southerly aspect, enclosed by fencing, laid to patio with shrubs. The property has off street allocated parking for one car which can be found under the coach house at the end of the terrace.

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.

Offered for sale with no onward chain and found on the Weavers Row development, constructed in 2006, this spacious mid terraced property offers generous accommodation arranged over two floors. On entering the property you are met by an entrance hallway giving access to the downstairs cloakroom and kitchen/breakfast room with oven with gas hob and integral fridge/freezer. The lounge is to the rear of the property with French doors leading to the sunny South facing rear garden. On the first floor a landing area leads to the main bedroom with fitted wardrobes with 'Jack and Jill' bathroom having bath with over-bath shower. The second bedroom is found to the rear of the property overlooking the market town. Outside the property has a sunny, low maintenance, rear garden laid to patio. The property also benefits from allocated off street parking for one car close by.

Wotton under Edge is a delightful market town which provides a good choice of shops, a cinema, swimming pool (Summer Time), public houses, wine bar and restaurants/coffee shops. There are also nearby golf courses, lovely walks with close access to The Cotswold Way. You will also find two primary schools in the town with the reputable Katharine Lady Berkeley Secondary School within easy access. The property benefits from good commuter links with Junction 14 of the M5 motorway providing fast routes to Bristol, Gloucester and London.

- Popular Development Close to Wotton Town Centre
- Generous Kitchen/Breakfast Room with Fitted Appliances
- Main Bedroom with 'Jack and Jill' Bathroom
 - Low Maintenance Rear Garden
 - No Onward Chain
- Entrance Hallway and Downstairs Cloakroom
- Lounge with French Doors to South Facing Garden
 - Further Bedroom to Rear Aspect
 - Off Street, Allocated, Parking for One Car



Road Map



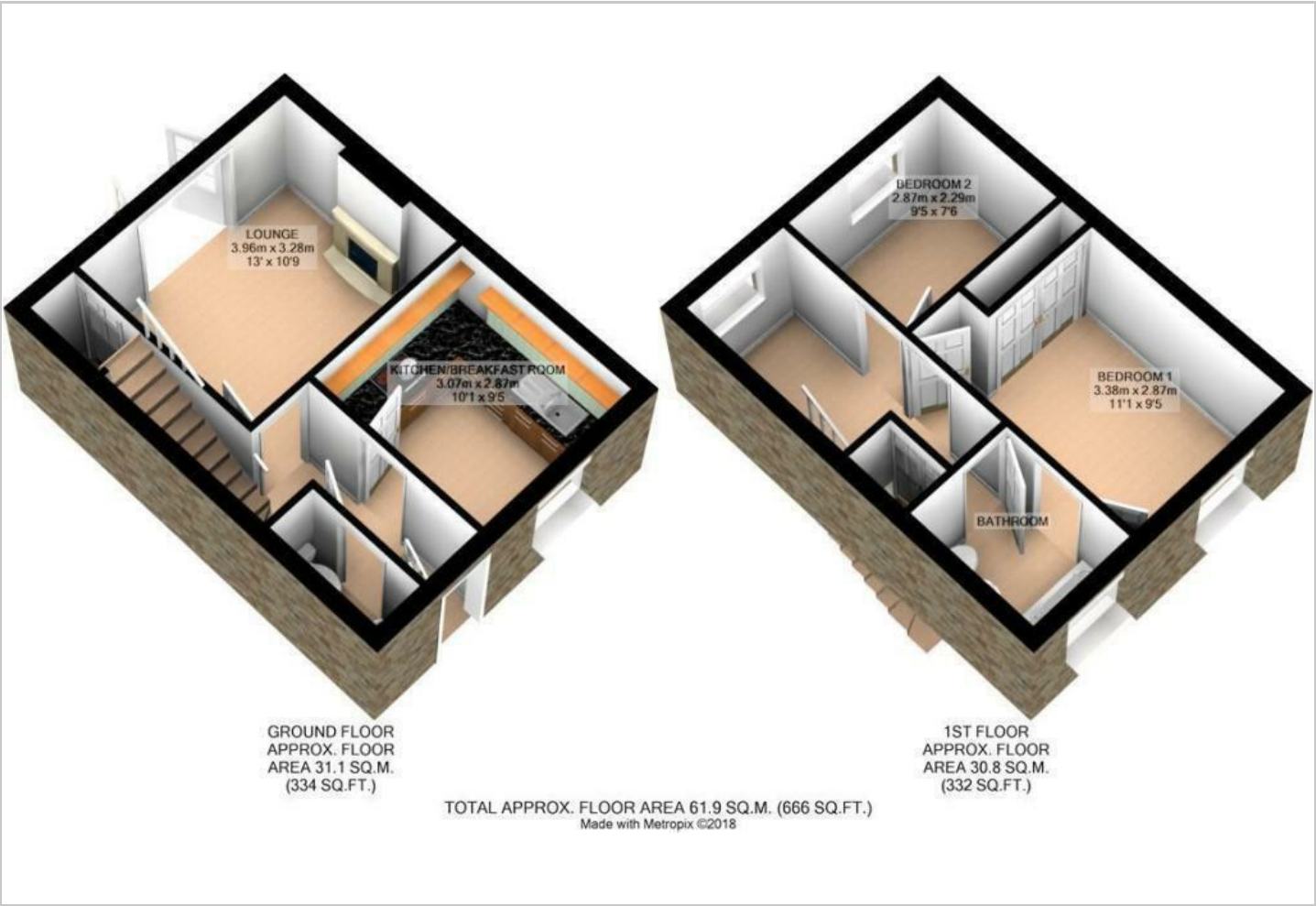
Hybrid Map



Terrain Map



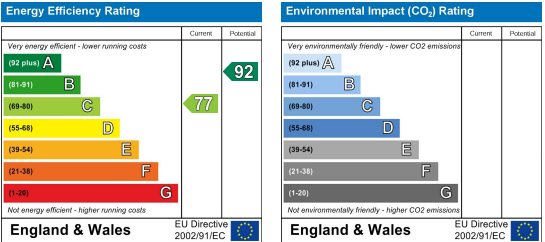
Floor Plan



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.