

# HUNTERS<sup>®</sup>

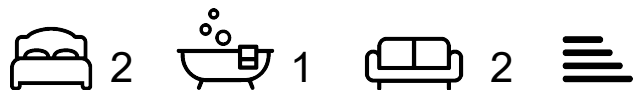
HERE TO GET *you* THERE



11 Bear Street

Wotton-under-Edge, GL12 7DF

£235,000



Council Tax: B



# 11 Bear Street

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## Entrance

Entrance via part glazed door.

## Sitting Room

*12'3 max x 10'5 (3.73m max x 3.18m)*

Sash window to front aspect with window seat, original fireplace, Rointe electric heater, opening to:

## Dining Room

*8'6 x 10'9 (2.59m x 3.28m)*

Window to kitchen, Rointe wall heater, original fireplace, stairs to first floor landing with understairs storage cupboard, door to:

## Kitchen/Breakfast Room

*12'4 x 7'11 (3.76m x 2.41m)*

Window to rear aspect, door to garden, range of base units, laminate work-surfaces with inset double sink unit with mixer tap, space for free-standing oven, two roof windows, Rointe wall heater, exposed brick walling.

## First Floor Landing

From the dining room stairs lead to first floor landing with doors to:

## Bedroom One

*12'4 narr to 10'9 x 10'5 (3.76m narr to 3.28m x 3.18m)*

Window to front aspect with window seat, Rointe wall heater, original fireplace with cupboard.

## Bedroom Two/Study

*8'8 x 4'11 (2.64m x 1.50m)*

Window to rear aspect with views, Rointe wall heater.

## Bathroom

*5'9 x 5'5 (1.75m x 1.65m)*

Window to rear aspect, wash hand basin, WC, chrome heated towel rail, bath with over-bath shower, cupboard with immersion tank, extractor fan.

## Outside Rear

Enclosed by fencing, flagstone patio with path to outbuilding to rear, outside brick-built outbuilding with power, plants and shrubs.



Found at the heart of the sought after market town of Wotton under Edge, this terraced, Grade II Listed, period cottage has been upgraded by the current vendor. The cottage is entered via a part glazed door giving access to the sitting room with sash window and original fireplace. The sitting room leads through to the dining room with stairs leading to first floor accommodation. The kitchen is found to the rear of the property with a range of fitted wall and base units with work-surfaces, inset sink with mixer tap and space for free-standing oven. A window overlooks the rear garden with door leading to the garden.

The first floor has a landing area with doors that lead to the main bedroom found to the front of the property with built-in cupboard. The second bedroom and bathroom are found to the rear of the property, the bathroom having a bath with over-bath shower, wc and wash hand basin and airing cupboard. Outside the cottage has a rear garden with flagstone patio and path with brick-built outbuilding with power and further outbuilding to the bottom of the garden ready for a buyer to pop their own stamp on.

Offered for sale with no onward chain.

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.

- Upgraded Grade II Listed Cottage
  - Two Reception Rooms
  - Two Bedrooms
- Enclosed Rear Garden With Small Outbuildings
- Town Centre Location
- Fitted Kitchen With Door to Garden
  - Bathroom
- No Onward Chain



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.