



## Gloucester Street

Wotton-Under-Edge, GL12 7DN

£1,400 Per Month



Found on the Weavers Row development, constructed in 2006, this spacious mid terraced property offers generous accommodation arranged over three 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, integral fridge/freezer and integral washer/dryer. The lounge is to the rear of the property with doors leading to the sunny South facing rear garden. On the first floor a landing area leads to three bedrooms, two of which have fitted wardrobes with Jack and Jill Bathroom. On the second floor you will find a landing area with cupboard with a further double bedroom with en-suite bathroom. Outside the property has a southerly facing, low maintenance, rear garden. The property also has off street parking for one car located 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.



## Entrance

Kitchen 10'1 x 9'4 (3.07m x 2.84m)

Lounge 16'2 x 15'7 (4.93m x 4.75m)

Cloakroom

## First Floor Landing

Bedroom One 11' x 9'4 (3.35m x 2.84m)

Bedroom Three 10'8 x 9'4 (3.25m x 2.84m)

Bathroom

Bedroom Four 7'9 x 6'5 (2.36m x 1.96m)

## Second Floor

Bedroom Two 19'7 x 9'5 (5.97m x 2.87m)

Ensuite

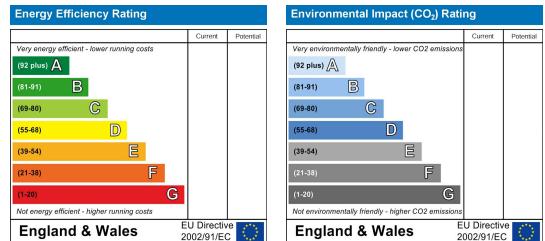
## Area Map



## Floor Plans



## 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.