

6 Wotton Crescent, Wotton-Under-Edge, GL12 7JZ

Offers in the region of  
**£285,000**



\*\*\*PLEASE CONTACT US FOR A VIRTUAL VIEWING\*\*\*

EXTENDED THREE BEDROOM SEMI-DETACHED 1930'S HOUSE  
IN SUPERB POSITION - DRIVEWAY PARKING FOR THREE VEHICLES - FRONT GARDEN  
WITH PANORAMIC VIEWS TO HILLS AND COUNTRYSIDE- REAR VIEWS TO WOODLANDS  
ENTRANCE PORCH - ENTRANCE HALLWAY - LIVING ROOM - DINING ROOM - SEPARATE  
KITCHEN - DOWNSTAIRS BATHROOM - THREE FIRST FLOOR BEDROOMS - GOOD  
SIZED REAR GARDEN - BACKING ONTO OPEN FIELDS - ENERGY RATING E

**01453 544500**

31 Parsonage Street, Dursley  
Gloucestershire GL11 4BW

**bennettjones.co.uk**

sales@bennettjones.co.uk

# 6 Wotton Crescent, Wotton-Under-Edge, GL12 7JZ

## SITUATION

This 1930's semi-detached house is situated on Wotton Crescent, which is a private road on the outskirts of this popular town, which benefits from its elevated position overlooking the town and countryside to front and woodlands to rear and is approximately half a mile walk from the town centre. Within a few minutes walk is a local convenience store with Wotton town centre offering a wider range of amenities including independent retailers and supermarkets. Wotton-under-Edge also offers primary schools, doctors and dentist surgeries, cinema along with leisure facilities. The town is situated close to the M5 motorway and the A38 which gives easy access throughout the South West.

## DIRECTIONS

If travelling from Dursley, on entering the town via Coombe Road you will reach a small mini-roundabout which is also a war memorial. Take the turning on the left and proceed down the incline take the second turning on the right onto School Road and proceed down the incline. As the road turns into Wortley Road proceed for approximately half a mile, where the road takes a right hand ninety degree turning, turning onto Wortley Terrace and proceed a further 150m taking the turning on the left hand side onto Wotton Crescent and No. 6 will be found shortly on the left hand side.

## DESCRIPTION

This spacious 1930's semi-detached house has been in the same ownership for a number of years and is in need of general modernisation. Due to its elevated position the property overlooks the town of Wotton and also the fields and countryside of the surrounding landscape. The rear garden backs onto open fields and provides further views to the woodlands at the rear. The property has a single storey extension to the rear and ample space to side offering potential to extend, subject to planning permission. The property briefly comprises entrance porch leading to entrance hallway, living room, separate dining room, kitchen and downstairs bathroom. There is a small lean-to to the rear of the property. On the first floor there are two double bedrooms and one good sized single. Externally the property has a front garden, driveway parking for up to three vehicles and a good sized garden to the rear. Properties in this location rarely become available and we recommend a viewing at your earliest opportunity.

## THE ACCOMMODATION

(Please note that our room sizes are quoted in metres to the nearest one hundredth of a metre on a wall to wall basis. The imperial equivalent (included in brackets) is only intended as an approximate guide).

## ENTRANCE PORCH

With PVC front door and further wooden door leading to:

## ENTRANCE HALLWAY

Having radiator and stairs to first floor.

## LIVING ROOM 3.63m x 3.66m narrowing to 3.32m (11'11" x 12'0" narrowing to 10'11")

Double glazed window to front, radiator and picture rail.

## DINING ROOM 4.57m narrowing to 4.22m x 2.71m (15'0" narrowing to 13'10" x 8'11")

Two double glazed windows to side, single glazed window to lean-to, picture rail, walk in under stairs cupboard with single glazed window to rear.

## KITCHEN 3.58m x 2.18m (11'9" x 7'2")

Fitted kitchen with base and wall units, roll top laminate work surface over, stainless steel sink and drainer, space for tall standing fridge freezer, space and plumbing for washing machine, three double glazed windows to sides, tiled splash backs, electric cooker point with extractor over.

## DOWNSTAIRS BATHROOM

Bath with electric shower over, pedestal wash hand basin, wc, double glazed window to rear, radiator and storage cupboard.

## LEAN-TO

Double glazed windows, door to rear and perspex roof.

## ON THE FIRST FLOOR

## LANDING

Double glazed window to rear and radiator.

## BEDROOM ONE 3.64m x 2.97m narrowing to 2.71m (11'11" x 9'9" narrowing to 8'11")

Radiator, double glazed window to front with far reaching views and two built in wardrobes.

## BEDROOM TWO 3.3m narrowing to 2.95m x 2.75m (10'10" narrowing to 9'8" x 9'0")

Double glazed window to rear with views to woodlands, radiator, airing cupboard with hot water cylinder and built in wardrobe.

## BEDROOM THREE 2.95m max x 2.14m max (9'8" max x 7'0" max)

Radiator, double glazed window to front with far reaching views and access to loft space.

## EXTERNALLY

The front garden is laid to lawn with shrubs and flowers with tarmac driveway providing parking for two vehicles leading to further hardstanding providing parking for a further vehicle. Concrete pathway to side leading to two wooden storage sheds and small rear patio area. The rear garden is extensively laid to lawn with block built retaining wall, shrubs and backing onto open fields to rear.

## AGENTS NOTE

The property is subject to probate, which we understand has been granted.

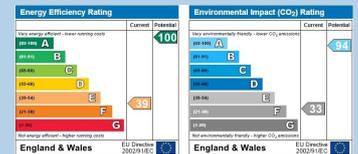
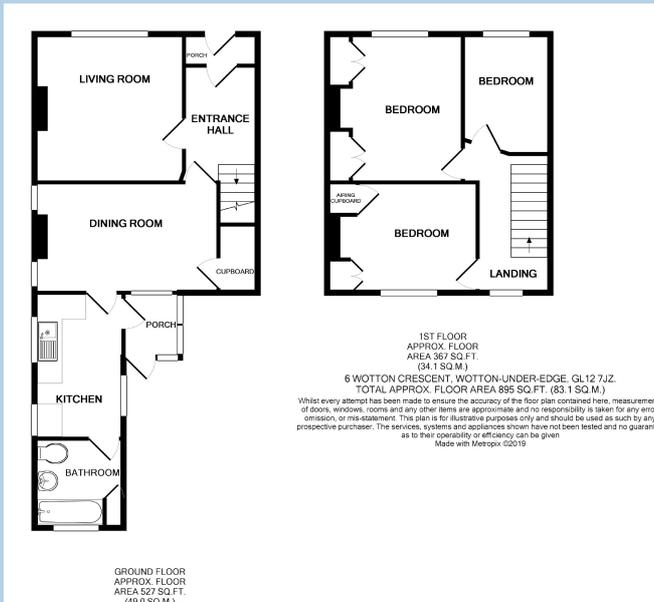
Council Tax Band: D (£1897.39 payable)

All mains services are believed to be connected.

The property is accessed via a private road.

## FINANCIAL SERVICES

We may offer prospective purchasers' financial advice in order to assist the progress of the sale. Bennett Jones Partnership introduces only to Kingsbridge Independent Mortgage Advice and if so, may be paid an introductory commission which averages £128.00.



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