

9 The Cloud, Wotton-under-Edge,
GL12 7HG

Offers in the region of
£180,000



*** PLEASE CONTACT US FOR A VIRTUAL VIEWING *** DETACHED THREE BEDROOM
COTTAGE
IN NEED OF REFURBISHMENT
CLOSE PROXIMITY TO TOWN CENTRE
TUCKED AWAY WITH PEDESTRIAN ACCESS ONLY
KITCHEN - LIVING ROOM - BATHROOM - STORE AREA WITH VAULTED CEILING - TWO
FIRST FLOOR BEDROOMS - ATTIC/THIRD BEDROOM - GARDEN TO REAR - OFFERED
WITH NO ONWARD CHAIN - ENERGY RATING: G

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SITUATION

This detached cottage is within close proximity of the centre of the popular market town of Wotton-under-Edge, which offers a wide range of amenities, including independent retailers and supermarkets. The town also offers primary schools, doctors and dentist surgeries, cinema along with leisure facilities. Wotton-under-Edge is situated close to the M5 motorway at Falfield (Junction 14) and the A38, which gives easy access throughout the South West.

DIRECTIONS

From the War Memorial at the bottom of Old Town, head towards the incline and continue down on the left as the road forks right to Hillesley, go past The Ram Inn on your right. You will see Church Walk on your left just before Britannia Mews and 9 The Cloud is accessed by foot only by going up Church Walk and bearing to the left into Shinbone Alley and No.9 is the cottage on the right.

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 HALLWAY

Part double glazed wooden door.

KITCHEN 4.95m x 2.14m (16'3" x 7'0")

With stainless steel sink unit, floor units, electric cooker point, worktops and windows to front, side and rear.

LIVING ROOM 5.18m x 2.93m (17'0" x 9'7")

With bricked up fireplace fitted with electric coal effect fire, window to front and door to first floor.

BATHROOM 2.36m x 1.74m (7'9" x 5'9")

Fitted with panelled bath with shower over, low level wc, wash hand basin and two double glazed windows.

REAR LOBBY STORE 2.38m x 1.36m (7'10" x 4'6")

With vaulted ceiling and door to courtyard and garden area.

ON THE FIRST FLOOR

LANDING

With shelved airing cupboard housing hot water cylinder providing hot water and staircase to attic room.

BEDROOM ONE 5.17m x 2.31m (17'0" x 7'7")

With window to front.

BEDROOM TWO 3.15m x 2.77m (10'4" x 9'1")

With window to front.

ON THE SECOND FLOOR

ATTIC/BEDROOM THREE 5.15m x 3.31m into eaves (16'11" x 10'10" into eaves)

With exposed beams and long window to side.

EXTERNALLY

To the side of the property there is a gate, which gives pathway access to the rear of the house and has former coal bunkers. The rear courtyard, which has a good degree of privacy is accessed from the rear lobby and has steps up to a small garden area with borders and a sitting area, which has views. The garden provides a lovely area to sit and enjoy the privacy.

AGENTS NOTE

Council Tax Band: 'C' (£1,748.16 payable)

This is a probate sale.

The property is subject to a first registration at Land Registry.

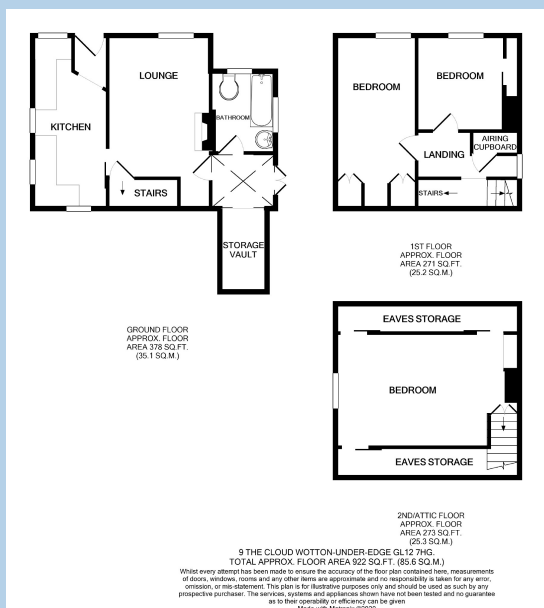
Mains electricity, water and sewage are believed to be connected.

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.

VIEWING

By appointment with the owner's sole agents as over.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
A	B6	B	1
B	C	C	2
C	D	D	3
D	E	E	4
E	F	F	5
F	G	G	6
G	4	G	7

Net energy efficient - heating costs
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