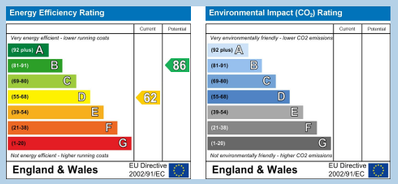
ESTATE AGENTS • LETTING AGENTS • VALUERS • SURVEYORS

Bennett Jones PARTNERSHIP



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22 Fountain Crescent, Wotton-Under-Edge,

Asking Price
£300,000

SPACIOUS THREE-BEDROOM TERRACED FAMILY HOME, QUIETLY POSITIONED WITHIN EASY WALKING DISTANCE OF WOTTON-UNDER-EDGE TOWN CENTRE. OFFERING GENEROUS LIVING ACCOMMODATION, KITCHEN/BREAKFAST ROOM, LIVING ROOM, DINING ROOM, CLOAKROOM, TWO DOUBLE BEDROOMS, ONE SINGLE BEDROOM, FAMILY BATHROOM, OFF-ROAD PARKING FOR SEVERAL VEHICLES AND AN ENCLOSED REAR GARDEN WITH POWERED SUMMER HOUSE. EPC: D

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22 Fountain Crescent, Wotton-Under-Edge, GL12 7LD

SITUATION

This end of terrace house is situated on Fountain Crescent which is a quiet residential area within half a mile walk of Wotton-Under-Edge town centre, there is also a small convenience store located close by, with views to the Cotswold escarpment beyond. Wotton-Under-Edge offers a variety of independent retailers, supermarkets, primary schools, doctors and dentists surgeries, cinema, along with leisure facilities. The town is situated within five minutes of 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, taking the second turning on the right onto School Road and proceed for approximately half a mile taking the turn opposite the News Market shop onto Fountain Crescent and the property can be located shortly after on the left hand side.

DESCRIPTION

This spacious family home provides a good balance of accommodation, parking and garden. The property was constructed for the local authority and has been in private ownership for in excess of thirty years. The accommodation is accessed via entrance hall leading to living room; which in turn opens into dining room, there is a good size 'L' shaped kitchen/breakfast room with built-in cupboards and larder, along with rear porch/conservatory. On the first floor there are two double bedrooms and one good size single bedroom, along with family bathroom. The front of the property provides off-road parking for several cars and the rear garden is enclosed by fencing and laid to lawn. The property must be seen to be fully appreciated and we suggest 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).

ON THE GROUND FLOOR

ENTRANCE HALL

Stairs to first floor, radiator and double glazed window to front.

KITCHEN / BREAKFAST ROOM 4.66m x 2.99m (15'3" x 9'9")

New floor. Integrated oven and gas hob, sink with mixer tap, breakfast bar and built in storage cupboard. Door to front and back, radiator. Space for dishwasher, washing machine and fridge freezer.

DINING ROOM 2.60m x 2.61m (8'6" x 8'6")

Radiator, double glazed patio door.

LOUNGE 4.54m x 3.17m (14'10" x 10'4")

Two double glazed windows and a radiator.

LEAN-TO

Timber frame.

STORE ROOM

Double glazed window.

CLOAKROOM

Low level WC, wall mounted wash hand basin, radiator, double glazed window.

ON THE FIRST FLOOR

LANDING

Double glazed window, access to loft, airing cupboard and boiler.

BEDROOM ONE 4.57m x 3.17m (14'11" x 10'4")

Radiator and two double glazed windows.

BEDROOM TWO 2.64m x 4.55 (8'7" x 14'11")

Radiator and double glazed window

BEDROOM THREE 2.7m x 2.61m (8'10" x 8'6")

Radiator and double glazed window

BATHROOM

Suite comprising bath with shower over, pedestal hand basin, low level WC, heated towel rail. shaver point, & part tiled wall. Double glazed window.

EXTERNALLY

The garden has a patio area with lawn and mature shrubs. shed, Outdoor socket and tap. SUMMERHOUSE 3.91m x 1.91m x 3.81m with power, electric heating and lighting.

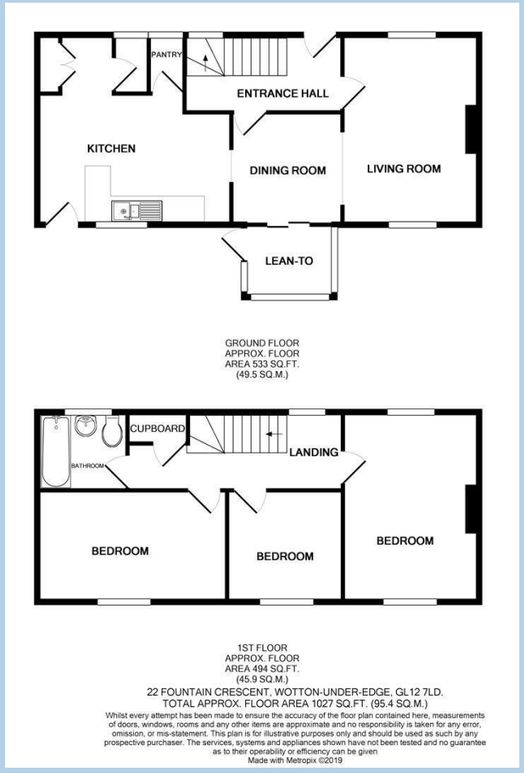
AGENT NOTES

Tenure: Freehold

Services: All mains services are believed to be connected.
Council Tax Band: B
Broadband: Asymmetric Digital Subscriber Line
For mobile signal and wireless broadband: Please see www.checker.ofcom.org.uk for more information

VIEWING

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

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.