



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
77	77	77	77
<p>Very energy efficient - lower running costs</p> <p>(93-100) A</p> <p>(81-92) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(93-100) A</p> <p>(81-92) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	

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1 Church View Vicarage Lane, Hillesley,
GL12 7RA

Price Guide
£350,000



THREE BEDROOM END-TERRACED PROPERTY WITH NO ONWARD CHAIN, SOUGHT AFTER VILLAGE LOCATION IN TUCKED AWAY CUL-DE-SAC POSITION, KITCHEN PLUS TWO RECEPTION ROOMS, ENCLOSED REAR GARDEN WITH FURTHER GARDEN AREA TO FRONT, CANOPY PORCH, ENTRANCE HALLWAY, DINING ROOM, LIVING ROOM, SPACIOUS KITCHEN, THREE FIRST FLOOR BEDROOMS, SHOWER ROOM, OUTHOUSE/EXTERNAL WC, ELECTRIC HEATING, ON-STREET PARKING CLOSE-BY.
ENERGY RATING: E.

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1 Church View Vicarage Lane, Hillesley, GL12 7RA

SITUATION

This end terraced home is set in a tucked away cul-de-sac position and located in the sought after village of Hillesley which has a picturesque setting on the outskirts of Wotton-Under-Edge. Within a short walk is the Hillesley recreational field with tennis court and there are a network of beautiful country walks surrounded by open fields close by. Hillesley is in an Area of Outstanding Natural Beauty and the village has its own primary school along with large public playing field with tennis and cricket facilities, it also has The Fleece Inn which is a renowned public house which won the south west region Pub of The Year 2018. The nearby town of Wotton-Under-Edge provides a wider range of independent retailers, supermarket, doctors and dentist surgeries and has its own cinema along with leisure facilities. The popular Katherine Lady Berkeley's comprehensive school is less than three miles away.

DIRECTIONS

If travelling from Wotton-Under-Edge, continue in a southerly direction along School Road, turning into Wortley Road and continue for approximately two and a half miles, passing through Wortley and Alderley until you reach the village of Hillesley, continue through the village taking the right hand turning at the War Memorial onto Kingswood Road. Proceed 150 metres taking the turning on the left onto Vicarage Lane which turns into Church View and number 1 will be found shortly on the left hand side.

DESCRIPTION

This property has been in the same occupancy for over 60 years and is now offered to the market with no onward chain. Due to the property being purchased from the Local Authority in 1999, there is a section 157 restriction which a buyer would need to satisfy (please see section 157 covenant after the agents notes for further details). The property is well presented and benefits from updates including a modern kitchen kitchen, many solid internal wooden and glazed doors, extensive double glazing, electric thermostatic and panel heaters, modern shower room and general updated decoration throughout. The property briefly comprises; entrance hallway, dining room, living room and spacious kitchen. On the first floor there are three bedrooms and shower room. Externally, there is a WC/outhouse, covered patio area, laid to lawn garden and side access leading to further front lawned garden. On-street parking is available close by.

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).

CANOPY PORCH

ENTRANCE HALLWAY

Double glazed front door, electric radiator, stairs to first floor.

DINING ROOM 3.33m x 3.03m narrowing to 2.57m (10'11" x 9'11" narrowing to 8'5")

Double glazed window to front.

LIVING ROOM 4.70m x 3.03m (15'5" x 9'11")

Double glazed sliding door to garden, electric radiator, door to:

KITCHEN 5.61m x 2.16m narrowing to 1.86m (18'4" x 7'1" narrowing to 6'1")

Fitted kitchen with base and wall units, laminated work surfaces over, electric cooker point with hood over, integrated dishwasher, integrated under counter fridge and freezer, space and plumbing for washing machine, one and half bowl stainless steel sink and drainer, storage cupboard, double glazed window and door to rear, double glazed window and door to :

SMALL FRONT PORCH

Double glazed sliding door to front.

ON THE FIRST FLOOR

LANDING

Electric radiator, access to loft space, storage cupboard.

BEDROOM ONE 4.24m x 3.43m narrowing to 2.68m (13'10" x 11'3" narrowing to 8'9")

Double glazed window to front, built in wardrobe, electric radiator.

BEDROOM TWO 4.98m (max) x 2.66m narrowing to 1.66m (16'4" (max) x 8'8" narrowing to 5'5")

Double glazed window to rear, electric radiator, airing cupboard with hot water cylinder.

BEDROOM THREE 3.42m x 2.34m narrowing to 1.93m (11'2" x 7'8" narrowing to 6'3")

Double glazed window to front.

SHOWER ROOM

Shower cubicle with electric shower, wash hand basin with pedestal, low level WC, electric heated towel rail, double glazed window to rear.

EXTERNALLY

To the rear of the property there is a covered patio area with external WC/outhouse, tap, path with laid to lawn garden and wooden shed. The rear garden is enclosed by wood panel fencing to sides and wall to rear. Side access leads to front laid to garden with path to front door. On-street parking is available close by.

AGENT NOTES

Tenure: Freehold.

Services: Mains water, drainage and electricity are understood to be connected. Electric heating.

Council Tax Band: C.

Ex-local authority property.

Property is subject to probate which has been granted.

Broadband: Fibre to the Premises.

For mobile signal and wireless broadband: Please see www.checker.ofcom.org.uk for more information

SECTION 157 COVENANT

Any prospective purchaser must meet the criteria as set out in Section 157 of the Housing Act 1985.

Section 157 as amended, restricts the transfer or letting of properties sold under Right to Buy in this Council's Area of Outstanding Natural Beauty to those persons who fulfil certain criteria. Consent to the transfer or letting will be given by the Head of Property Services where one of the following criteria is met by at least one of the proposed purchaser(s).

If the criteria is met and an applicant wishes to proceed with the purchase, they will be required to send full names together with a note detailing how long and where they have lived or worked in Gloucestershire (please give both addresses and dates) along with two separate lots of supporting evidence for each address, for each of the three years, such as utility bills, council tax bills, bank statements etc to the Right to Buy Officers, so that the request for consent can be answered. In the absence of the above evidence, we will consider a statutory declaration confirming residency details for three years in Gloucestershire.

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.

