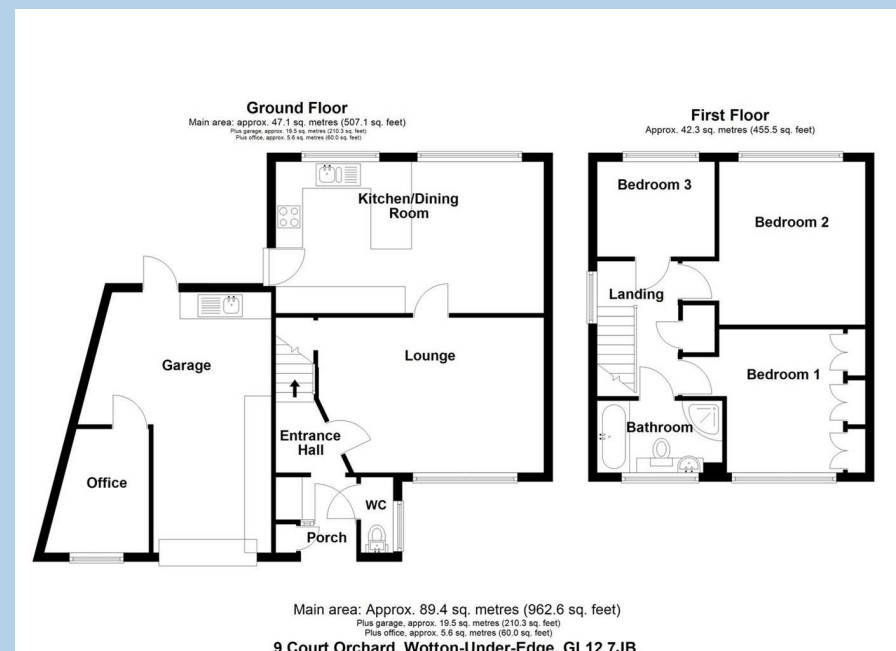


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9 Court Orchard Wotton-Under-Edge
GL12 7JB

Price Guide
£340,000



THREE BEDROOM HOME IN SOUGHT AFTER LOCATION WITH GARAGE PLUS DRIVEWAY PARKING, UPDATED AND MODERNISED BY CURRENT OWNERS, OPEN PLAN KITCHEN/DINER, SPACIOUS LIVING ROOM, CLOAKROOM, THREE FIRST FLOOR BEDROOMS, FAMILY BATHROOM WITH SEPARATE SHOWER, GOOD-SIZED GARAGE WITH OFFICE ROOM, LOW MAINTENANCE REAR GARDEN, GAS CENTRAL HEATING AND DOUBLE GLAZING. ENERGY RATING: D.

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9 Court Orchard, Wotton-Under-Edge, GL12 7JB

SITUATION

This modernised and well presented house occupies a superb elevated position on the popular development of Court Orchard and affords glorious views across to both the town and the wooded hillsides of Coombe, and is within a short distance from the town centre. Wotton under Edge offers a variety of independent retailers, supermarket, primary schools, doctors and dentist surgeries and it proudly has its own cinema along with leisure facilities. Wotton under Edge is situated within five miles of the M5 motorway and the A38 which gives easy travel throughout the south west.

DIRECTIONS

From the War memorial at the bottom of Old Town, head towards the junction where it forks to the right to Hillesley/Hawkesbury and the road ahead of you goes to Synwell. Keep on this road passing the Ram Inn on the right. Continue halfway up the hill taking the turning on your left into Court Orchard, keep right and the property will be located shortly on the right hand prior to the bend in the road.

DESCRIPTION

This property has been in the same ownership for approaching 10 years and has been updated and modernised by the current owners. The property has been recently re-roofed with updated guttering and soffits and during the current ownership had a new kitchen in the open plan kitchen diner. Further benefits include new bathroom, cloakroom and extensive flooring throughout. The property briefly comprises; entrance hallway, cloakroom, living room, kitchen/diner. On the first floor there are three bedrooms and bathroom. Externally, there is a low maintenance garden to rear and garage which has a useful office area built in. To the front of the property there is further garden and driveway parking.

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 PORCH

Double glazed front door, door to:

CLOAKROOM

Combination wc and wash hand basin, double glazed window to side.

ENTRANCE HALLWAY

Stairs to first floor, radiator.

LIVING ROOM 5.07m x 3.49m (16'7" x 11'5")

Double glazed window to front, radiator, under stair storage area.

KITCHEN/DINER 6.04m x 3.41m (19'9" x 11'2")

Fitted kitchen with base and wall units, oak work surfaces over, one and half bowl stainless steel sink and drainer, double electric oven/grill, separate gas hob with hood over, integrated dishwasher, integrated under counter fridge, radiator, breakfast bar, two double glazed windows to rear, double glazed door to side.

ON THE FIRST FLOOR

LANDING

Double glazed window to side, storage cupboard, access to loft space with gas boiler, ladder and the loft area is insulated and part boarded.

BEDROOM ONE 3.66m x 3.24m (12'0" x 10'7")

Double glazed window to rear, radiator.

BEDROOM TWO 3.30m x 2.46m (10'9" x 8'0")

Double glazed window to front with views, radiator, fitted wardrobes.

BEDROOM THREE 2.70m x 2.17m (8'10" x 7'1")

Double glazed window to rear.

BATHROOM

Bath with shower off tap and separate shower cubicle with electric shower, low level wc and vanity wash hand basin, heated towel rail, double glazed window to front.

EXTERNALLY

To the rear of the property there is a low maintenance garden with tap, patio, steps to top tier which has flower beds, shrubs, trees and is enclosed by wood panel fencing and wall. There is a door which leads to GARAGE (6.13m x 3.65m narrowing to 2.62m) which has light and power, space and plumbing for washing machine, stainless steel sink and drainer, up and over door to front. The garage has an OFFICE ROOM (3.02m max x 2.13m max) which has light and power and double glazed window to front. To the front of the property there is a lawned garden, path to front door and driveway providing parking for one vehicle.

AGENT NOTES

Tenure: Freehold.

Services: All mains services are believed to be connected. Gas central heating.

Council Tax Band: C.

Broadband: Fibre to the Premises

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

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.

