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16 Water Lane, Wotton-Under-Edge,  
GL12 7LG

Asking Price  
**£229,950**



TWO BEDROOM HOUSE, CUL DE SAC LOCATION WITHIN WALKING DISTANCE OF POPULAR COTSWOLD TOWN CENTRE. HALL, FITTED KITCHEN, LARGE LOUNGE APPROX 17FT X 15FT, TWO FIRST FLOOR BEDROOMS, SHOWER ROOM, GAS CH, LOW MAINTENANCE GARDEN, PARKING, NO ONWARD CHAIN. ENERGY RATING: C

**01453 544500**

31 Parsonage Street, Dursley  
Gloucestershire, GL11 4BW

**bennettjones.co.uk**

lettings@bennettjones.co.uk



# 16 Water Lane, Wotton-Under-Edge, GL12 7LG

## SITUATION

The property is situated on the popular cul-de-sac of Water Lane and is close to the Cotswold town centre of Wotton-under-Edge. The town offers a variety of independent retailers, supermarket and leisure facilities including a cinema. The popular Katherine Lady Berkeley's comprehensive school is on the outskirts of the town and there are two primary schools. Wotton-under-Edge has easy access to the M5 motorway, Junction 14 at Falfield, being approximately ten minutes drive, providing travel throughout the South West.

## DIRECTIONS

From the war memorial, turn left and take the second turning on the right onto Wortley Road. Proceed down the incline and take the turning on the right onto Water Lane. 16 Water Lane will be found after 150 metres on the right hand side.

## DESCRIPTION

The property has been let for several years and offers delightful accommodation situated in a lovely non-estate position with countryside close at hand and a streamside walk. The accommodation benefits from a fitted kitchen, living room. There are two first floor bedrooms with skylights and a bathroom. The garden to the rear is low maintenance and a gate gives access to the two parking spaces. Viewing is highly recommended to appreciate the pleasant location.

## 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).

## RECESSED ENTRANCE PORCH

With bin store.

## ENTRANCE HALL

Radiator and cloak cupboard.

## KITCHEN 3.3m x 2.27m (10'9" x 7'5")

Having a modern range of wall and base units with laminate work surface over, inset sink unit, electric hob, built in oven, plumbing for washing machine and opening to:

## LIVING ROOM 5.16m x 4.66m (16'11" x 15'3")

Having french doors to rear with double glazed side screen, open tread stairs to first floor, exposed beam and two radiators.

## ON THE FIRST FLOOR

### LANDING

Having access to loft space, airing cupboard housing ideal central heating boiler.

### BEDROOM ONE 3.18m x 2.54m (10'5" x 8'3")

Having two roof lights, under eaves storage cupboard and radiator.

### BEDROOM TWO 3.64m x 2.02m narrowing to 1.4m (11'11" x 6'7" narrowing to 4'7")

Having two skylights and radiator.

### BATHROOM

Having modern white suite with vanity wash hand basin with cupboards under, panelled bath with mixer shower tap and WC.

### EXTERNALLY

To the front of the property, the garden is open plan and laid to lawn with shrubs and path leading to the front door. The rear garden has paved and gravelled seating area, a range of shrubs and flower borders, and is enclosed to one side and to the rear by walling and by fence to the other side. A pedestrian gate leads to gravelled parking area with parking space for two cars.

### AGENTS NOTES

Tenure: Freehold  
£125 per annum payable to Browseglen Ltd, which is

owned by all property owners for maintenance of common parts.

All mains services are connected.

Gas fired radiator central heating.

Council Tax Band: 'B'

Broadband: Unknown.

For mobile signal and wireless broadband: Please see [www.checker.ofcom.org.uk](http://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.

