



Sunground, Avening, GL8 8NW

OIEO £145,000

A mature semi-detached house on a large corner plot with delightful southerly views over the village and room to extend if required.

The Property

This very pleasantly situated 1960s semi-detached house was built as a Reema construction by the local authority and is offered for sale for the first time in 46 years.

The property has been updated in recent years with modern wiring around 1990 and UPVC double glazed windows. There is a gas fired radiator central heating system.

The accommodation consists of entrance hall with UPVC double-glazed entrance door and staircase to landing, the lounge at the front of the house has a gas fire in a feature fireplace and a door through to the kitchen/dining room with a smart range of cream Shaker style units plus space for cooker, fridge freezer and automatic washing machine. The useful pantry provides good storage under the stairs and there is a window and door into the rear garden. At first floor level, there are three bedrooms and the family bathroom which has a modern white suite.

There are good size gardens to the front, side and rear thanks to its corner plot positioning and it is thought that a dedicated parking space could be provided with a curb lowered to the side of the house. There is ample room to extend the house subject to the usual planning considerations. There is an integral tool shed in the rear left hand corner of the house which could be used to expand the kitchen/dining room.

EPC: E

Directions

From our office in the centre of town proceed down Long Street. Fork left into Hampton Street at the junction Road and continue along this road to Avening. At the bottom of the hill fork right signposted to Minchinhampton, take the next turning left after about 100 yards into Old Hill. Continue straight on at the crossroads past Rectory Lane and turn left at the next crossroads into Sunground.

Viewings

Strictly by appointment only – appointments to view should be made through our Tetbury Office – 01666 504418

Local Authority

Cotswold District Council

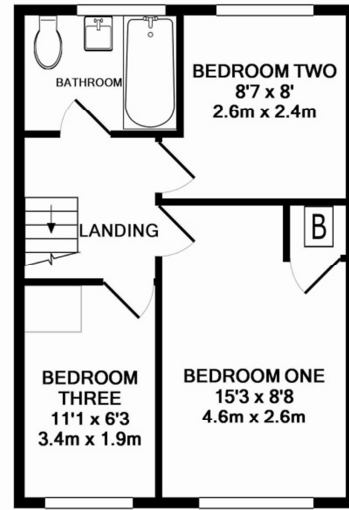
Services and Tenure

We believe the property is served by mains electricity, gas, water and drainage. The vendor informs us that the Tenure is Freehold. Confirmation has been requested – please contact us for further details. The above should be verified by your Solicitor or Surveyor.

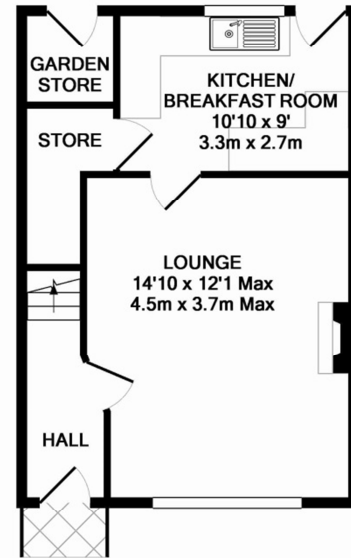
Agents Note

Under the terms of Section 157 of the 1985 Housing Act, there are qualifying criteria for any purchaser. Please call us for further details.

disclaimer: these particulars should not be relied upon as statement or representation of fact and do not constitute part of an offer or contract. the seller does not make or give, nor do we or our employees have the authority to make or give any representation or warranty in relation to this property. We would strongly recommend that all the information we provide about the property is verified by yourself on inspection. we have not carried out a survey nor have we tested any appliances, services or specific fittings at the property. room sizes should not be relied upon for carpets and the floor plan is intended as a guide only. measurements, windows/doors and other items within the floor plan are approximate and may not necessarily be to scale. in addition photography, either internal or external may have been taken with the use of a wide angled lens.



1ST FLOOR
APPROX. FLOOR
AREA 342 SQ.FT.
(31.7 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 341 SQ.FT.
(31.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 682 SQ.FT. (63.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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