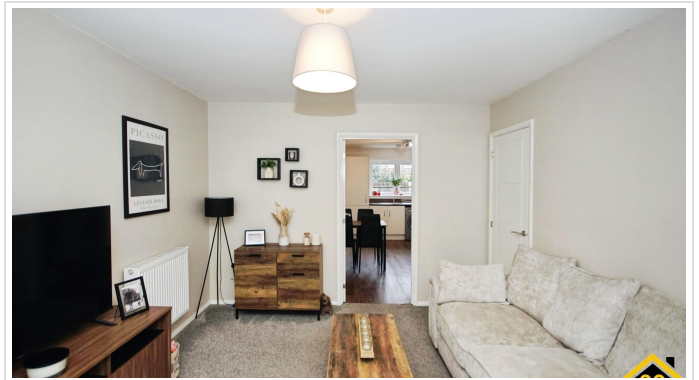


2 Bed Terraced In Tanner Way Wickwar, Wotton Under Edge, GL12 8FR £116,000





SHORT DESCRIPTION

Property Ref: 16180 Charming Two Bedroom Home in a Sought-After Village Setting. Situated in the desirable village of Wickwar, this well-presented two-bedroom terraced home on Tanner Way offers comfortable living in a peaceful yet well-connected location. The property welcomes you with a bright and inviting living room, perfect for relaxing or entertaining guests. To the rear, the kitchen provides a practical and functional space with access to the garden, making it ideal for everyday living. Upstairs, you will find two well-proportioned bedrooms along with a modern family bathroom, offering comfortable accommodation for couples, small families, or those looking to downsize. Outside, the home benefits from both front and rear gardens, providing lovely spaces for outdoor enjoyment, gardening, or summer gatherings. The rear garden offers a private setting to unwind. The property also includes two off-street parking spaces, a valuable feature for homeowners and visitors alike. Additional benefits include gas-fired central heating and double glazing throughout, ensuring warmth, comfort, and energy efficiency all year round. Located in the popular Gloucestershire village of Wickwar, the property enjoys a friendly community atmosphere while remaining conveniently close to local amenities, schools, countryside walks, and transport links via Wotton-under-Edge and surrounding areas. This delightful home is an excellent opportunity for first-time buyers, investors, or anyone seeking village living with modern comforts. Property Type: Terraced Full selling price: £290000.00 Pricing Options: Shared ownership Tenure: Leasehold Percentage to be sold: 40% Share price: £116000.00 Monthly rent based on 40% share: £251.41 Remaining lease (In Years): 121 Yearly Ground Rent Cost: £0.00 Yearly Management Cost: £817.92 Council tax band: C EPC rating: B Measurement: Bedrooms, Bathrooms, and Living Room Possession of the property: Occupied

2

Bed Room(s)

1

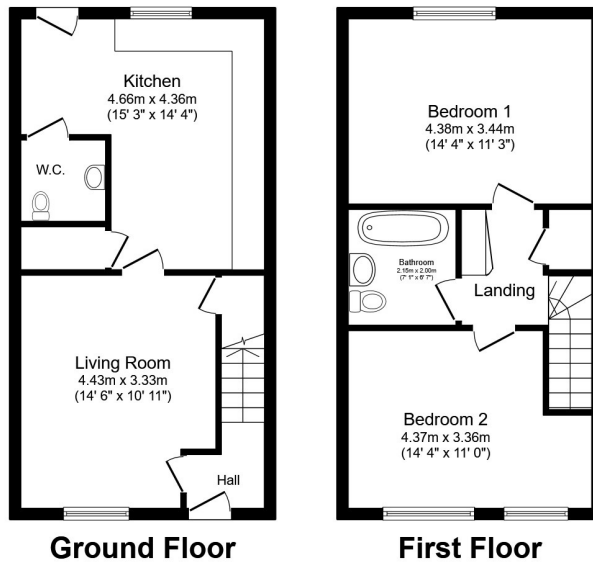
Bath Room(s)

1

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



Total floor area 82.2 sq.m. (884 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

EPC GRAPH

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All measurements are a maximum and include wardrobes and bay windows where applicable.

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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