

LOT
122

17 Merlin Haven, Wotton-under-edge, Gloucestershire GL12 7BA

GUIDE PRICE **£380,000+***

VACANT RESIDENTIAL

Description

A four bedroom, three reception room detached period property requiring modernisation set in a favoured residential location and enjoying far reaching views. The property has the benefit of a large cellar, good sized gardens requiring formalisation and car parking, offering tremendous potential to create an enviable family home.

Situated

Merlin Haven is a favoured location in the historic market town of Wotton-Under-Edge, with a vibrant town centre offering a range of bespoke shops, restaurants and public houses, educational facilities catering for all age groups and leisure facilities. The town is readily commutable to both Bristol and Gloucester with easy access to the M5 and M4 motorways.

Ground Floor

Entrance hall, sitting room, dining room, third reception room, kitchen and cloakroom.

First Floor

Landing, four bedrooms and bathroom.

Outside

Good sized gardens requiring formalisation offering far reaching views and car parking.

Viewings

Strictly by prior appointment with R A Bennet 01453 542288. General enquiries Countrywide Property Auctions 01395 275691.

EPC

D

