

PerryBishop

PROPERTY MADE PERSONAL

Hollybush Close, Acton Turville, Badminton, Gloucestershire, GL9 1JJ



Ideal first home or investment opportunity • Popular village location • Easily maintained rear garden • Block paved driveway parking • Fitted kitchen/breakfast room • Sitting/dining room with wood burning stove • Conservatory • Good size bedrooms • EPC E



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Key Features



2
Bedrooms



1
Bathroom



1
Reception

About the property

Modern terraced property located in a cul-de-sac location within a very popular village location within walking distance to the Primary School and other amenities.

The spacious accommodation comprises an entrance hall, fitted kitchen/breakfast room, open plan lounge/dining room with stairs to the first floor, multi-fuel stove, and patio doors onto the conservatory which in turn takes you to the rear garden.

The first floor landing gives access to the main bedroom with built-in wardrobes and the second double bedroom overlooking the front aspect.

To the front, there is a blocked paved driveway parking and a pathway to the entrance.

There is an easily maintainable rear garden laid to patio and gated access onto the street.

Amenities

Acton Turville is a parish in the Cotswold Edge within South Gloucestershire. It lies 17 miles east-northeast of Bristol and 7 miles east to Yate train station. Acton Turville consists of a cluster of households, The Fox and Hound pub and St Mary's Parish Church. A useful Post Office and small shop are a short stroll from the house, stocking items such as Newspapers and commonly required items. There is a charming village school called Trinity Church of England School as well as a playing field with a modern playground and tennis courts.

Directions

From our office in Church Street in Tetbury, head out of Tetbury onto the Bath Road. Follow this road onto the A433 heading towards Westonbirt. Take the left hand turning opposite the Arboretum into Westonbirt Village, and continue to follow the Tetbury Road into the village of Sherston. Continue through the village and go through Luckington. Continue on the Luckington Road into Acton Turville, at the T Junction turn left. Take the second left into Littleton Drew Road, take the second left into Hollybush Close where the property will be found on the right hand side.

Services & Tenure

The tenure is Freehold.

Local Authority

South Gloucestershire District Council

Council Tax Band: B





Our reference
TET/JR/RN/15082023

We'd love to hear from you
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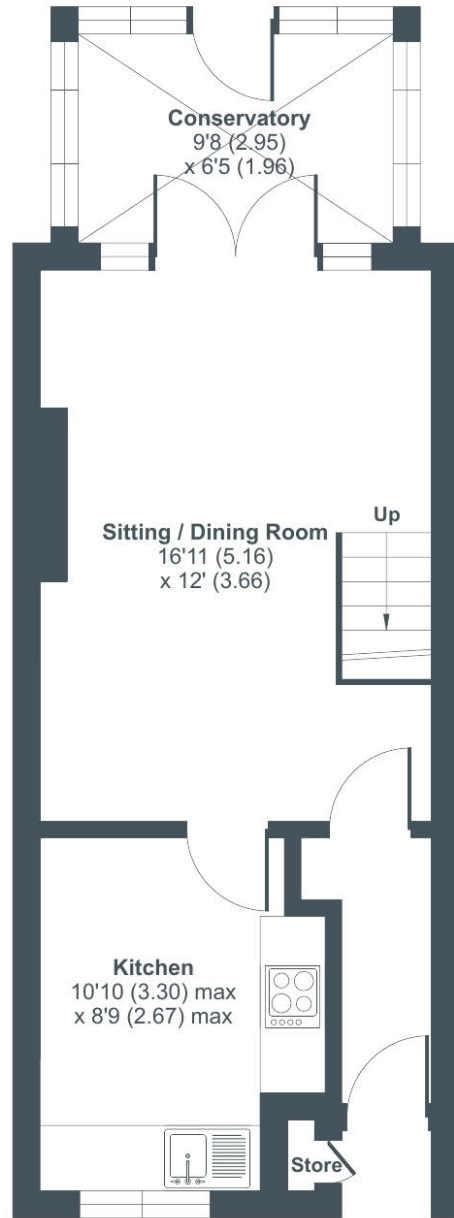
Approximate Area = 687 sq ft / 63.8 sq m (excludes store)

Limited Use Area(s) = 14 sq ft / 1.3 sq m

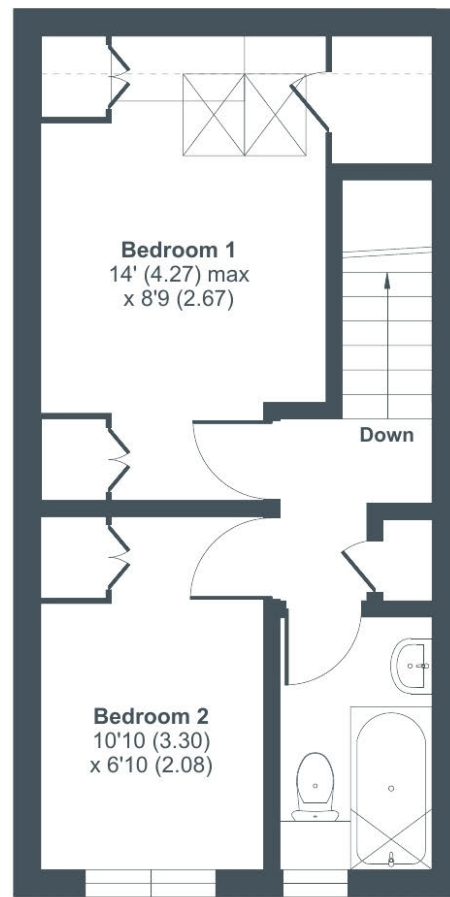
Total = 701 sq ft / 65.1 sq m

For identification only - Not to scale

Denotes restricted head height



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023. Produced for Perry Bishop. REF: 1019309



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ID Checks: Please advise that we charge an admin fee of £25.00 for each individual and £40.00 for a joint purchase when purchasing from us which is payable on a non-refundable basis at the start of the transaction.
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. We work with a number of partner companies that pay an average referral fee of £100.00. For specific information please contact your local branch.

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