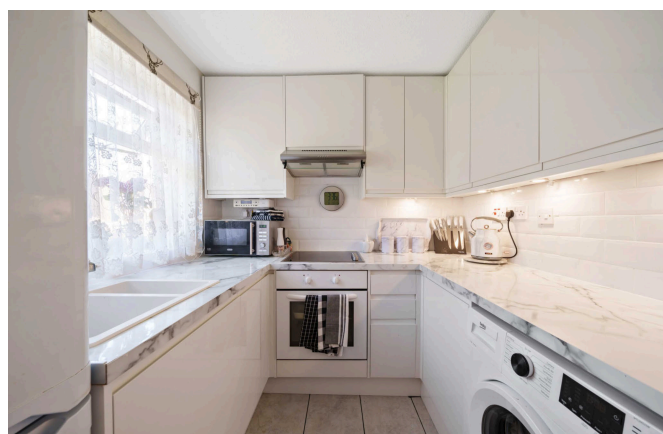


PerryBishop

PROPERTY MADE PERSONAL

Conygar Road, Tetbury, Gloucestershire GL8 8JF



Ground floor maisonette • Ideal first home • Popular location • Good size sitting/dining room • Fitted kitchen • Access onto the garden from both bedrooms • Enclosed rear garden • Driveway parking • EPC D



Conygar Road, Tetbury, Gloucestershire GL8 8JF

Key Features



2
Bedrooms



1
Bathroom



1
Reception

About the property

Ground floor maisonette located in the popular Conygar Road area of Tetbury.

This would make either a lovely first time home or a great investment property.

Entering the property from the side takes you into the entrance hall with the shower room located on the right, with Villeroy & Boch fitted shower cubicle, low level WC, wash hand basin and airing cupboard. There is a good sized sitting/dining room with aspect over Conygar and beyond, there is a fitted kitchen and two good sized bedrooms both with double doors taking you to the rear garden.

There is an enclosed rear garden with pond, patio and astro turf area plus a single garage and driveway parking. There is a lawn with flower and shrub borders located to the front of the property.

Broadband and Mobile Coverage

For an indication of specific broadband and mobile speed and supply or coverage in the area we recommend the Broadband and mobile coverage checker - Ofcom.

Amenities

Tetbury, often referred to as the gateway to the Cotswolds, and once voted by Country Life magazine as the third most desirable town in the country, is a thriving historic Cotswold market town situated less than half an hour from both the M4 and M5 motorways and within easy reach of Cirencester, Cheltenham, Bath, Bristol and Swindon. There is good access to Kemble Railway Station with regular Intercity services to London and other regional commercial centres.

Tetbury is well known for its royal houses, The Duchy of Cornwall owns Highgrove House, a home and garden beautifully transformed by His Majesty King Charles III and Gatcombe Park the home of The Princess Royal both of which are close by. Tetbury boasts an exciting range of shops including specialist boutiques, city standard delicatessens, the Highgrove Shop, two supermarkets and many fine antique shops. The town has an excellent variety of hotels, restaurants, cafes and brasseries offering a mouth-watering range of cuisine.

There is an excellent range of schools in the area including Westonbirt Preparatory and Senior Schools (3 - 18 years). There is also Beaudesert Park at Minchinhampton together with popular state primary and secondary schools in and around Tetbury.





Directions

From our office in Tetbury, take the first turning off the roundabout into Long Street. Follow the road round to the right into London Road. Go past two sets of traffic lights and after the third set, turn left into Conygar Road. The property will be found on the left hand side.

What3Words- torso.torched.waffle

Services & Tenure

The tenure is Leasehold, 999 years from 1 January 1975 .
Ground rent is £15 per annum payable January.
All mains services are understood to be connected.

Local Authority

Cotswold District Council

Council Tax Band- B

Our reference

TET/JR/MS/24072024

We'd love to hear from you

3 Church Street, Tetbury, Gloucestershire, GL8 8JG

T: 01666 504418

E: tetbury@perrybishop.co.uk



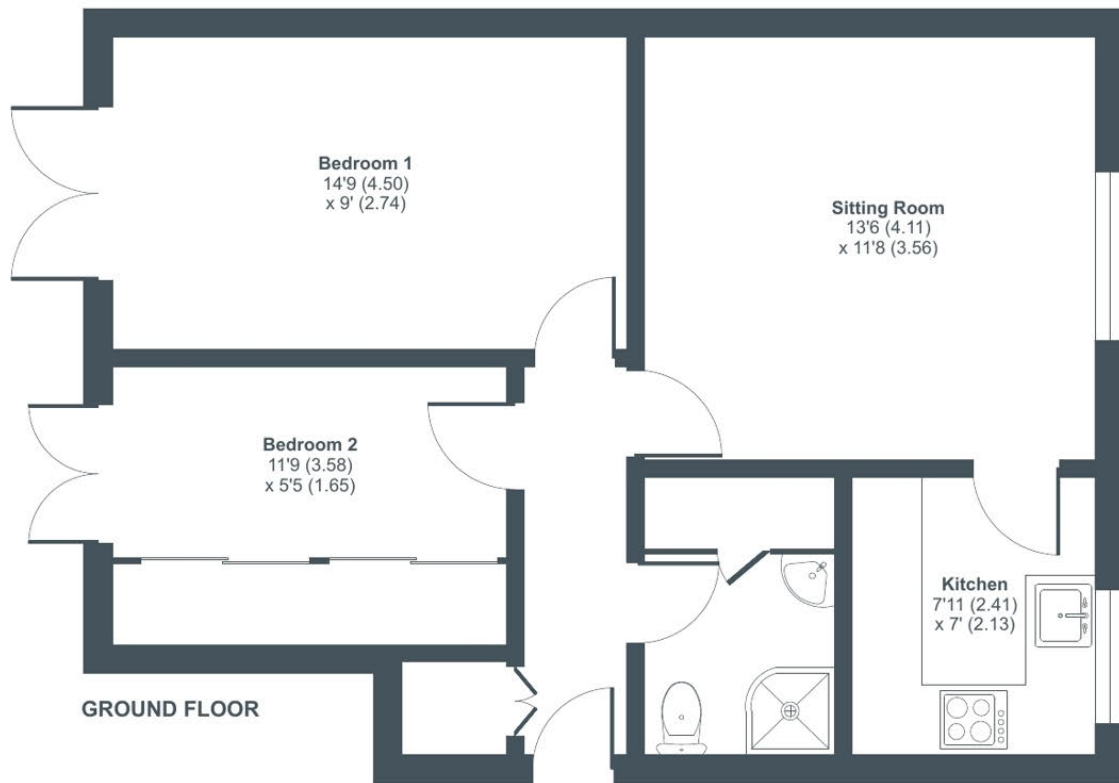
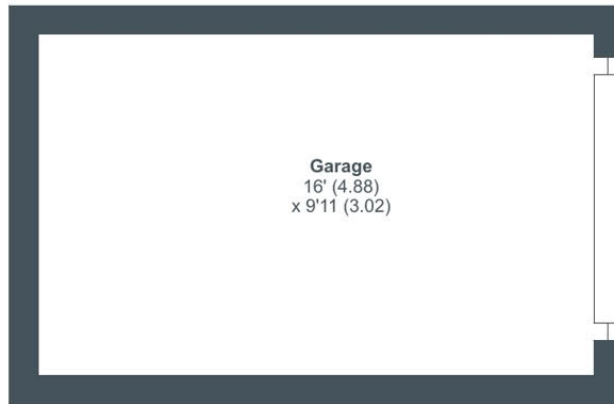
Conygar Road, GL8

Approximate Area = 559 sq ft / 51.9 sq m

Garage = 157 sq ft / 14.6 sq m

Total = 716 sq ft / 66.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Perry Bishop. REF: 1164441



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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.

Gloucestershire • Oxfordshire • Wiltshire

