

PerryBishop

PROPERTY MADE PERSONAL

Hodges Close, Tetbury, Gloucestershire, GL8 8HL



Within level walking distance to the town centre • Good size bedrooms • Modern mid terrace • Convenient location • Investment opportunity • Enclosed garden • Private and enclosed rear garden • Ideal first time purchase • EPC TBC



Hodges Close,

Tetbury, Gloucestershire, GL8 8HL

Key Features



2
Bedrooms



1
Bathroom



1
Reception

About the property

A modern terrace house located in a cul-de-sac location within walking distance to the town centre, offering that rare commodity of a single garage and convenience.

The accommodation is arranged over two floors and comprises: an enclosed entrance porch, sitting room with stairs to first floor, archway to open plan kitchen/dining room with French doors and window overlooking the enclosed rear garden. The kitchen has a range of cream Shaker style units with integrated oven and hob, plumbing and space for washing machine and fridge/freezer.

On the first floor there is a landing which gives access to two double bedrooms, both with built in wardrobes. The bathroom has a white suite with shower over the bath.

The property further benefits from a single garage with parking for one car in front.

To the front there is a pathway to the entrance with a lawned area. The rear garden is private, enclosed and mainly laid to lawn.

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.

A visit to the Tourist Information Office will provide you with a map of the area showing some of our local attractions





including the world famous Westonbirt Arboretum, or the nearby Cotswold Water Park or perhaps the Abbey and Abbey House Gardens in Malmesbury.

Directions

From our office in Church Street, Tetbury turn left at the mini roundabout into Long Street. Follow the road into London Road, right into Priory Way and first left into Hodges Close, the house will be found on the right hand side.

Services & Tenure

The tenure is Freehold. Mains water, drainage, gas and electricity are connected.

Local Authority

Cotswold District Council

Council Tax Band: C

Our reference

TET/JR/RN/06112023

We'd love to hear from you

3 Church Street, Tetbury, Gloucestershire, GL8 8JG

T: 01666 504418

E: tetbury@perrybishop.co.uk

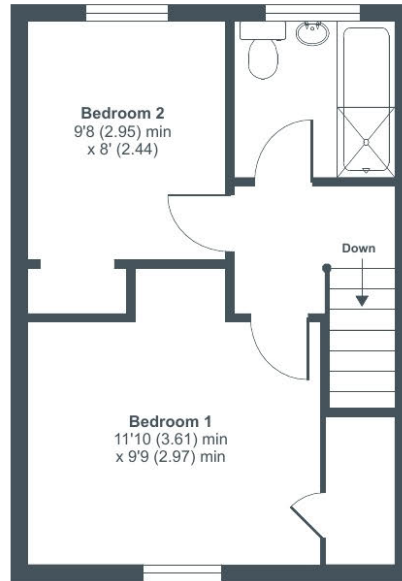




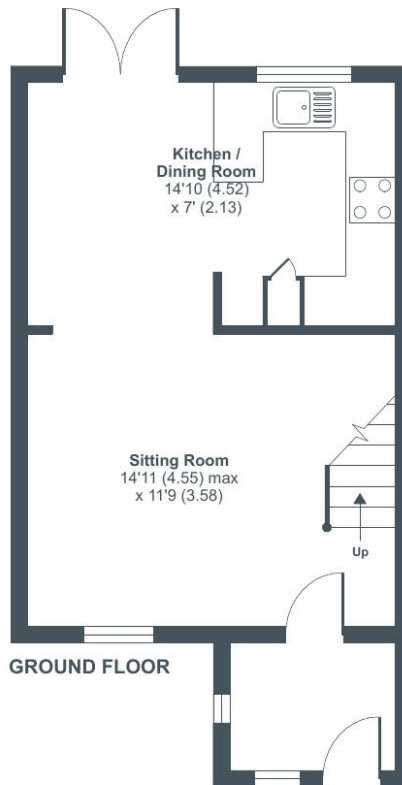
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Approximate Area = 691 sq ft / 64.1 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND 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: 654114



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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

