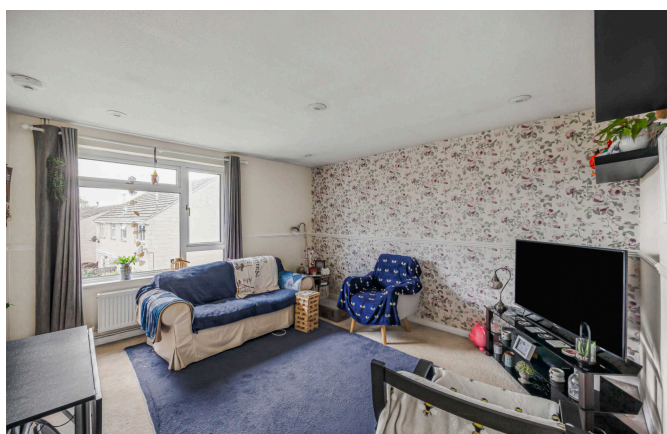


84 Conygar Road, Tetbury, Gloucestershire, GL8 8JF



First floor apartment • Beautifully presented • Popular location • Sitting/dining room • Kitchen •
Good size bedrooms • Enclosed rear gardens • EPC C

84 Conygar Road,

Tetbury, Gloucestershire, GL8 8JF

Key Features



2
Bedrooms



1
Bathroom



1
Reception

About the property

Beautifully presented first-floor maisonette located in the popular Conygar Road area of Tetbury.

This would make either a lovely first home or an excellent investment property.

On entering the property from the side takes you into the entrance hall with stairs leading up to the apartment. The bathroom is located on the left and has a white suite with the bath having an overhead shower. There is a good-sized sitting/dining room with aspect over Conygar and beyond. The kitchen is also located to the front of the property and includes an integrated double oven and hob. Additionally, the property's boiler is only a year old.

The two good size bedrooms are both located to the rear.

There is a well-maintained private enclosed rear garden with a patio and lawn area as well as another lawn area with shrub

borders located to the front.

There is one designated parking space located to the right of the property.

Additional Information

Additional information that may affect your decision to purchase this property is on our website under the property listing or on request from the office. This includes Broadband speed and mobile phone signal, flood risk, and area information. We also ask our clients about known legal aspects such as rights of way, restrictions, and accessibility information.

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 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, located towards the top on the right hand side.

What3Words /// seasonal.summer.estimated

Services & Tenure

The tenure is leasehold, 948 years and 3 months. Ground rent is £15.00 per annum, payable yearly in December.

All mains services are understood to be connected.

Local Authority

Cotswold District Council.

Council Tax Band B.

Our reference

TET/JR/CDH/25092025

We'd love to hear from you

3 Church Street, Tetbury, Gloucestershire, GL8 8JG

T: 01666 504418

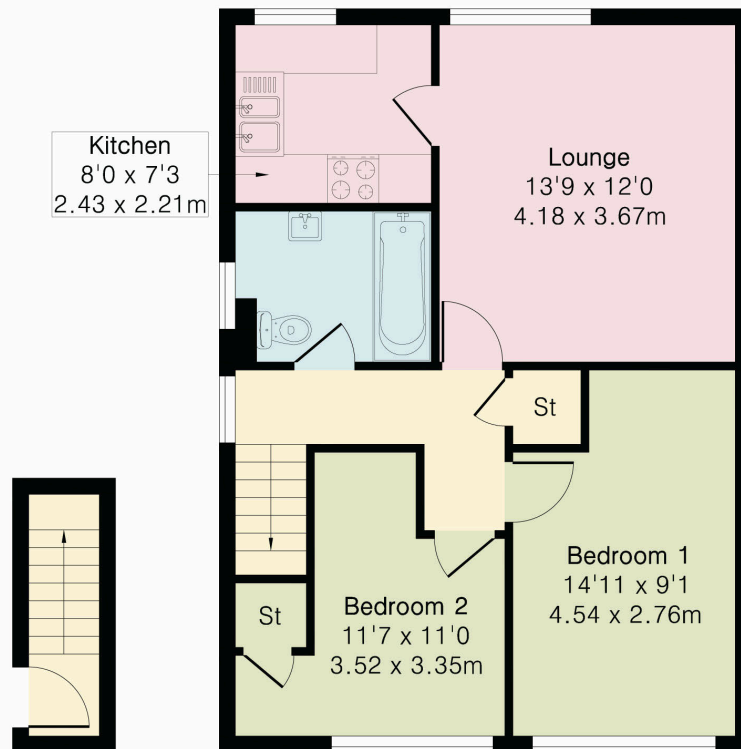
E: tetbury@perrybishop.co.uk



Approximate Gross Internal Area 617 sq ft - 58 sq m

Ground Floor Area 28 sq ft - 3 sq m

First Floor Area 589 sq ft - 55 sq m



Ground Floor First Floor

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Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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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

