

Tetbury, GL8 8ER



Modern semi-detached house • Nestled with-in a sought after, quiet cul-de-sac • Plenty of scope for an extension • Open plan accommodation • Dining area with double doors onto the rear garden • Driveway parking • Single detached garage • No onward chain • EPC C

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Key Features



3
Bedrooms



1
Bathroom



2
Receptions

About the property

Nestled in a quiet and sought-after residential area, this modern semi-detached house offers plenty of scope for extending which will create a fabulous family home.

Boasting a bright and inviting atmosphere, the property is well-maintained and offers an open plan living space. The sitting room area is perfect for both relaxation and entertainment, while the sleek kitchen/dining room is the hub for culinary delights, enjoying double doors onto the rear garden.

Upstairs, there are three good size bedrooms, family bathroom with separate shower cubicle.

Outside, a delightful garden provides a tranquil retreat, ideal for alfresco dining or simply unwinding. There is also a good size front garden which is mainly laid to lawn and could provide additional parking if required. Additionally, the property benefits from off-street parking and a garage, ensuring convenience for busy households.

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.

Directions

From our office in the centre of town proceed down Long Street and bear right into London Road. Turn left opposite Tesco into Conygar Road and first left into Bartley Croft, the property will be found on the right hand side.

What3Words /// spires.encrusted.marble

Services & Tenure

The tenure is freehold.

All mains services are understood to be connected.

Local Authority

Cotswold District Council.

Council Tax Band C.

Our reference

TET/JR/CDH/10062025

We'd love to hear from you

3 Church Street, Tetbury, Gloucestershire, GL8 8JG

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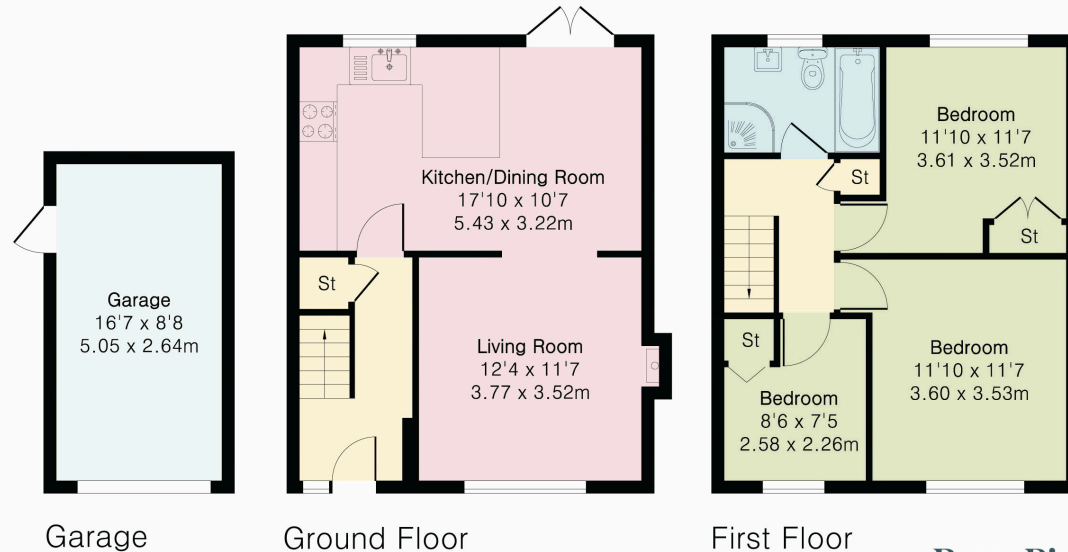


Approximate Gross Internal Area 957 sq ft - 89 sq m

Ground Floor Area 407 sq ft – 38 sq m

First Floor Area 406 sq ft – 38 sq m

Garage Area 144 sq ft – 13 sq m



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PROPERTY MADE PERSONAL



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.

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