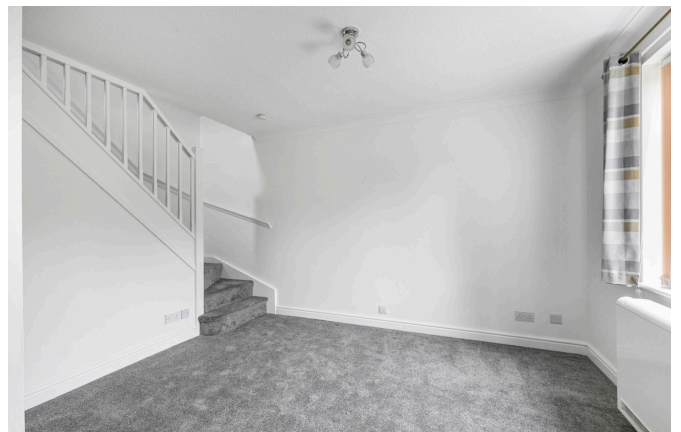


PerryBishop

PROPERTY MADE PERSONAL

Suffolk Close, Tetbury, Gloucestershire, GL8 8RQ



Charming end terrace modern house • Perfect for a first time buyer, investor or even someone downsizing • Entrance lobby with utility cupboard • Walk-in store cupboard which could create further accommodation • Yield at just under 5% • Open plan sitting/dining room • Well maintained enclosed garden • No onward chain • EPC E



Suffolk Close,

Tetbury, Gloucestershire, GL8 8RQ

Key Features



1
Bedroom



1
Bathroom



1
Reception

About the property

Nestled in a desirable neighbourhood, this charming end of terrace house offers modern living and exudes comfort and style throughout. The bright and airy interiors create a welcoming atmosphere, perfect for a first time buyer or even an investor.

Entrance lobby with laundry cupboard, entrance hall taking you into the open plan sitting/dining room with useful understairs storage, there is a window which overlooks the green and play area, fitted kitchen with some integrated appliances. There is a generous walk-in storeroom which potentially could be converted into further accommodation if desired.

To the first floor there is one double bedroom with built in wardrobe, separate bathroom with modern white suite.

The well-maintained garden is separate from the house and is

accessed along a private footpath which provides a secluded outdoor space, ideal for enjoying al fresco dining or simply unwinding after a long day.

With the convenience of one allocated parking, this home offers both practicality and luxury. Situated in a peaceful location, yet close to local amenities, this property presents an ideal opportunity for those seeking a contemporary urban lifestyle.

Amenities

Tetbury, often referred to as the entrance 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 with HRH The Prince of Wales at Highgrove House, and Gatcombe Park the home of The Princess Royal both close by. Tetbury boasts an exciting range of shops including specialist boutiques, city standard delicatessens, the Highgrove Shop and many fine antique shops. The town has an excellent variety of hotels, restaurants, cafes and brasseries offering a mouth watering range of cuisine.

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.

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.

Directions

From our office in the centre of town proceed down Long Street and bear right into London Road, turn left opposite Tescos into Conygar Road, first right into Northlands Way and first left into Suffolk Close where number 9 will be seen at the top of the cul-de-sac on the right hand side.

What 3 Words: ///lasts.deciding.handbags

Services & Tenure

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

Local Authority

Cotswold District Council

Council Tax Band: A

Our reference

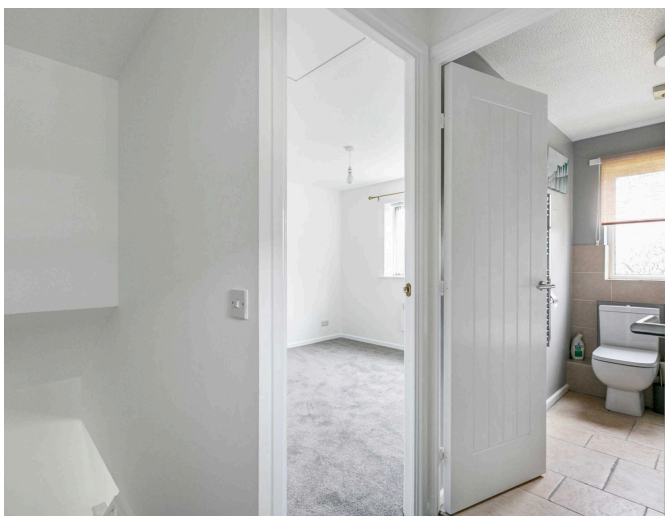
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We'd love to hear from you

3 Church Street, Tetbury, Gloucestershire, GL8 8JG

T: 01666 504418

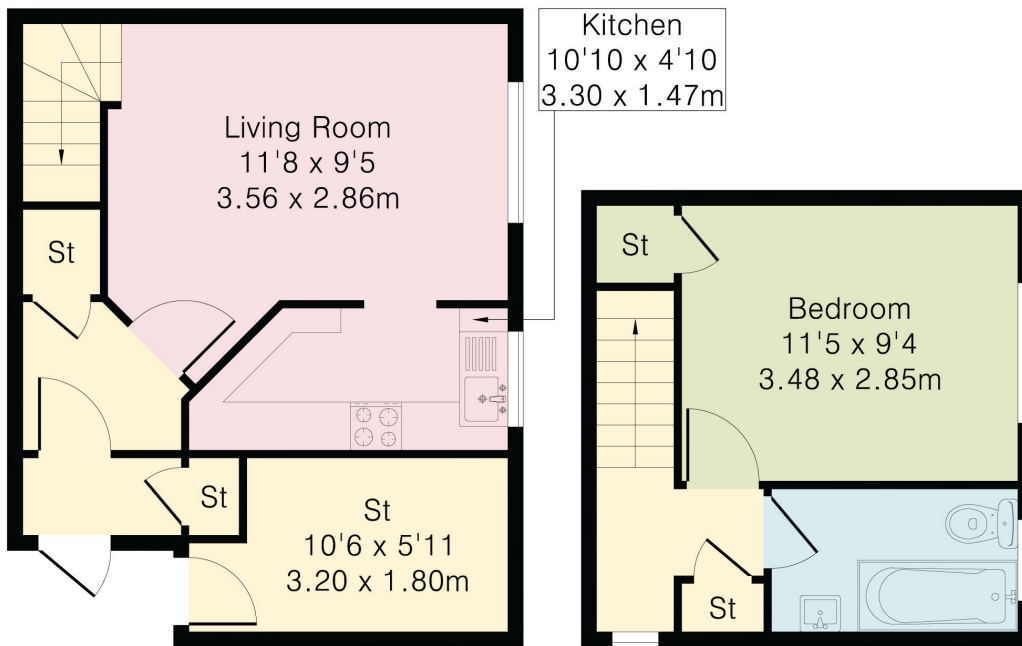
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Approximate Gross Internal Area 528 sq ft - 49 sq m

Ground Floor Area 321 sq ft – 30 sq m

First Floor Area 207 sq ft – 19 sq m



Ground Floor

First Floor

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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

