

Longtree Close, Tetbury, Gloucestershire, GL8 8LW



Modern semi detached house • Located in a popular location on the outskirts of Tetbury •
Kitchen/breakfast room • Conservatory overlooking the rear garden • Separate sitting room •
Good size bedrooms • Enclosed rear garden • Scope to extend • EPC C

Longtree Close,

Tetbury, Gloucestershire, GL8 8LW

Key Features



2
Bedrooms



1
Bathroom



1
Reception

About the property

An attractive semi-detached house built in the mid 1980's and located on the outskirts of the town centre of Tetbury. The property has been subject to recent modernisation resulting in making it light, bright and contemporary living.

Well presented, the accommodation consists of an entrance hall with stairs to first floor and door into the sitting room, fitted kitchen/breakfast room with breakfast bar, downstairs storage cupboard and door into the conservatory which is currently used as a dining room.

On the first floor there are two double bedrooms, and a bathroom room with modern white suite.

There is driveway parking for three cars to the front, there is space for a large wooden shed to the side. The rear garden is well maintained with patio area, raised decking seats and steps up to a lawn.

The property does offer the potential to extend to the side of the house if required.

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.

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, take the first exit from the roundabout into Long Street. At the bottom take the second turning on the left, which is straight on into Hampton Street. Take the third turning on the left into Longtree Close, the house can be found on the right hand side after the second turning.

Services & Tenure

The tenure is Freehold

Local Authority

Cotswold District Council

Council Tax Band: C

Our reference

TET/JR/RN/05052023

We'd love to hear from you

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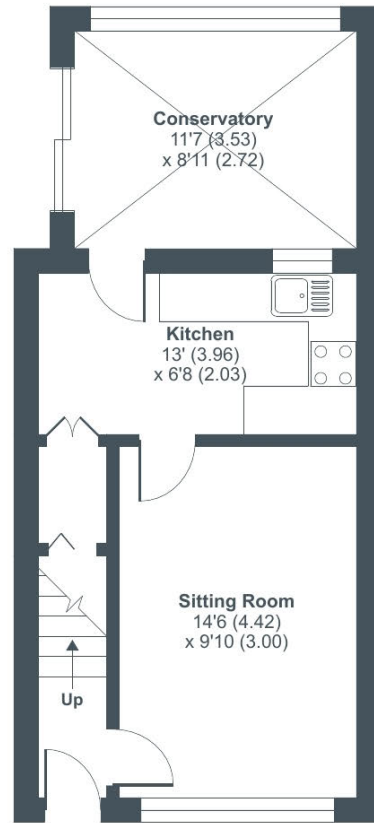




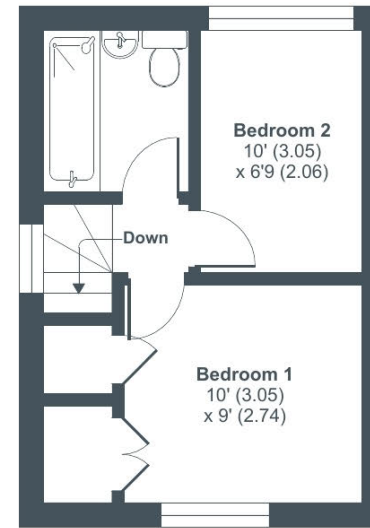
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Approximate Area = 657 sq ft / 61 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2023. Produced for Perry Bishop. REF: 978756



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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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