

# Perry Bishop

PROPERTY MADE PERSONAL

**Conygar Road**, Tetbury, Gloucestershire, GL8 8JF



Beautifully presented • Popular Conygar Road location • First floor maisonette • Would make a lovely first home • Good size bedrooms • Well maintained private rear garden • Driveway parking and single garage • No onward chain • EPC C



# 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 right 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 all white goods; free standing fridge freezer, dishwasher, washing machine, gas cooker, and extractor fan.

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

There is a well-maintained private enclosed rear garden. The

driveway provides ample room for parking and takes you to the single garage with power and lighting. There is a lawn with flower and shrub borders located to the front of the property.

No onward chain.

## 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. The property will be found on the left hand side.

#### **Services & Tenure**

The tenure is Leasehold, 999 years from 1 January 1975. Ground rent is £15 per annum. Mains water, drainage, gas, and electricity are connected.

#### **Local Authority**

Cotswold District Council

Council Tax Band: B

#### **Our reference**

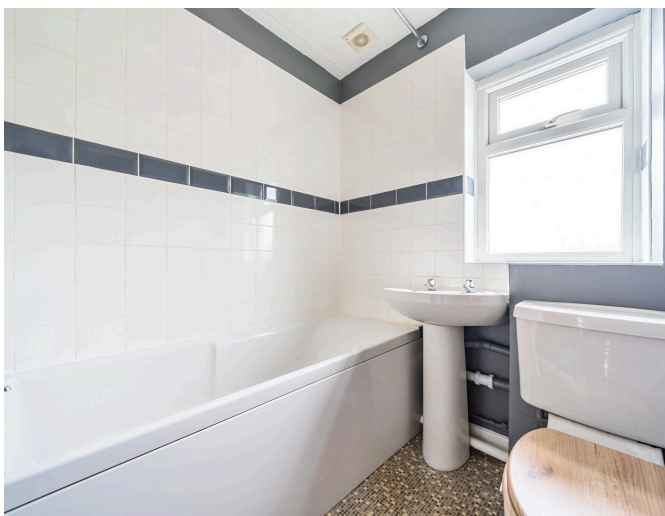
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#### **We'd love to hear from you**

3 Church Street, Tetbury, Gloucestershire, GL8 8JG

T: 01666 504418

E: tetbury@perrybishop.co.uk



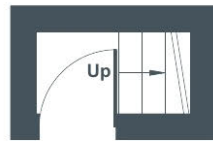
# Conygar Road, Tetbury, Gloucestershire, GL8

Approximate Area = 611 sq ft / 56.7 sq m

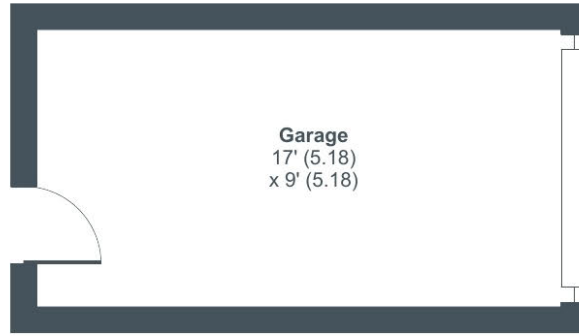
Garage = 153 sq ft / 14.2 sq m

Total = 764 sq ft / 70.9 sq m

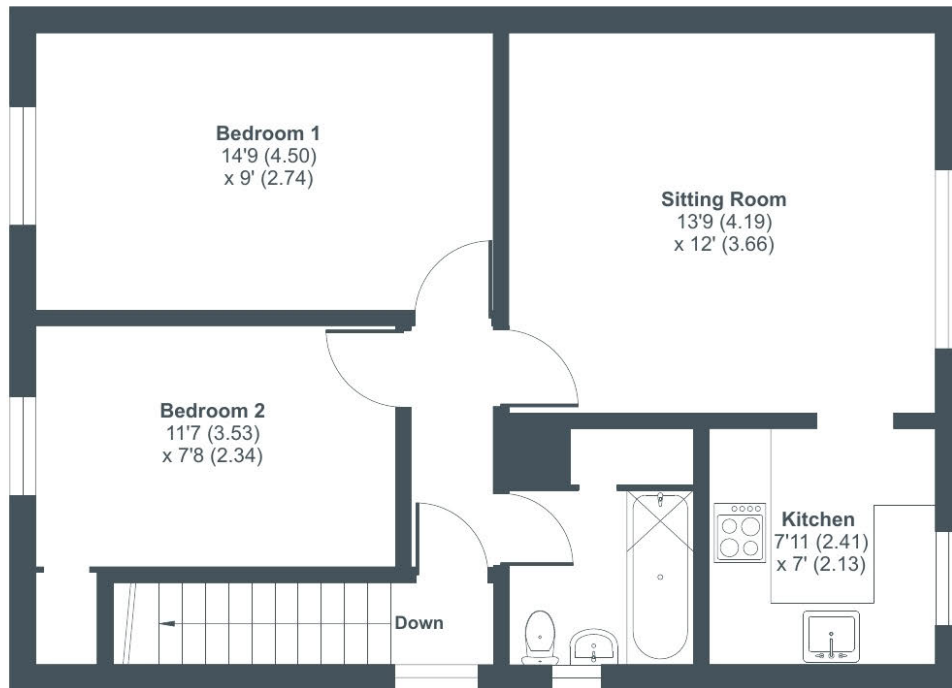
For identification only - Not to scale



GROUND FLOOR



GARAGE



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2024. Produced for Perry Bishop. REF: 1106713



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