

Suffolk Close, Tetbury, Gloucestershire, GL8 8RQ



Modern semi-detached house • Open plan sitting/dining room • Potential to extend if desired • Driveway parking to the side • Good size south facing rear garden • Short walk to the town centre and schools • Cul-de-sac location • Motivated vendor • EPC D

Suffolk Close,

Tetbury, Gloucestershire, GL8 8RQ

Key Features



2
Bedrooms



1
Bathroom



1
Reception

About the property

A very conveniently situated two-bedroom modern semi-detached house. The property enjoys a small non estate cul de sac setting within an easy level walking distance of Tesco, schools, and the town centre.

The accommodation consists of an entrance hall with stairs to the first floor. The lounge is at the rear of the house with double doors onto the rear garden and feature fire surround with an electric log effect burner. Located to the front of the property is the fitted kitchen.

At first floor level, the landing takes you to the main bedroom. Bedroom two is a small double which overlooks the front. There is a family bathroom with a modern white suite.

There is driveway parking for two vehicles to the side of the property with gated access to an enclosed south-facing rear garden with raised decking, patio, and lawn.

The property also offers the opportunity to extend subject to the necessary planning consents.

Amenities

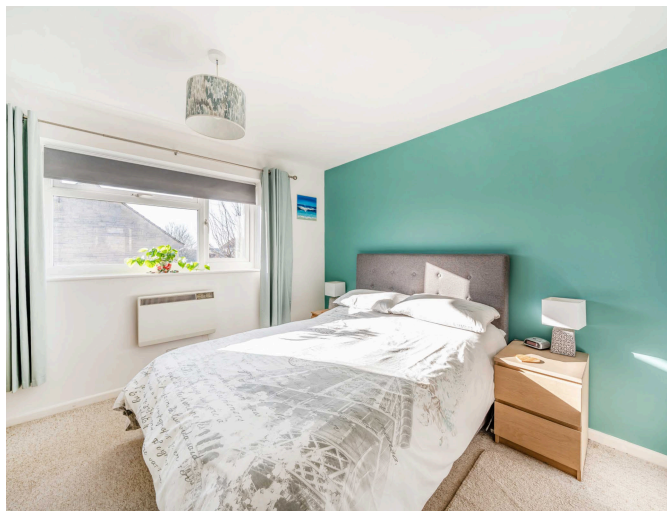
Tetbury, often referred to as the gateway to the Cotswolds, and once voted by Country Life magazine as the third most desirable town in the country, is a thriving historic Cotswold market town situated less than half an hour from both the M4 and M5 motorways and within easy reach of Cirencester, Cheltenham, 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 Church Street take the first exit at the roundabout into Long Street, follow the road as it bends round into London Road.

At the third set of traffic lights turn left into Conygar Road and take the first turning right into Northlands Way. Take the first turning left into Suffolk Close, the property will be found on the left hand side.

Services & Tenure

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

Local Authority

Cotswold District Council

Council Tax Band: C

Our reference

TET/JR/RN/22012024

We'd love to hear from you

3 Church Street, Tetbury, Gloucestershire, GL8 8JG

T: 01666 504418

E: tetbury@perrybishop.co.uk



what the owner said

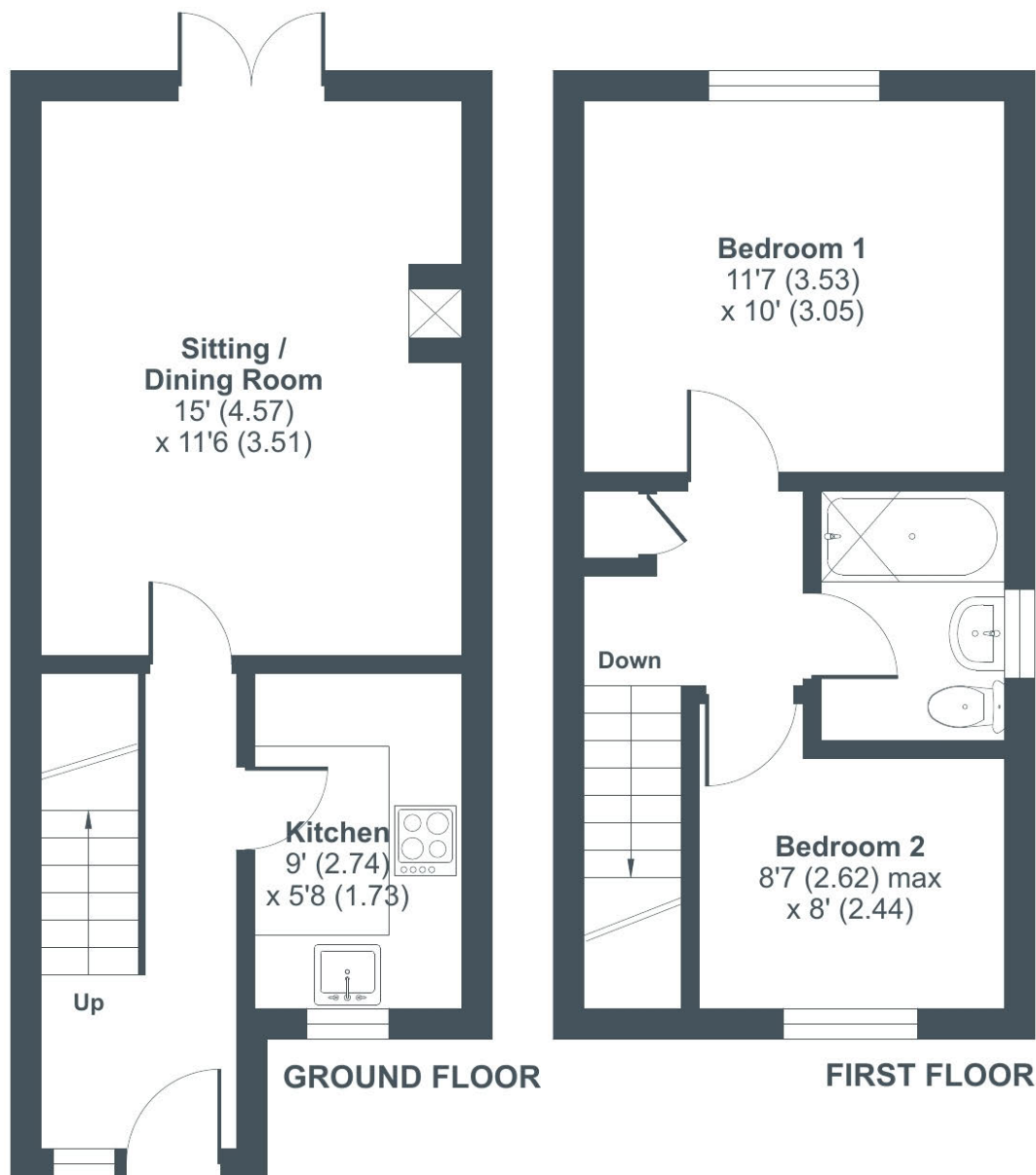
"Easy to maintain and no problems since we lived here. Lovely, caring neighbours and very quiet."



Suffolk Close, Tetbury, GL8

Approximate Area = 592 sq ft / 54.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Perry Bishop. REF: 1071602



3 Church Street, Tetbury, Gloucestershire, GL8 8JG

T: 01666 504418

E: tetbury@perrybishop.co.uk

perrybishop.co.uk

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

