

# PerryBishop

PROPERTY MADE PERSONAL

Sherwood Road, Tetbury, Gloucestershire GL8 8BU



Modern terrace house • Two good-sized bedrooms • Popular cul-de-sac location • Fitted kitchen • Cloakroom • Open plan sitting/dining room • Enclosed rear garden • Two allocated parking spaces • EPC D





# Sherwood Road, Tetbury, Gloucestershire GL8 8BU

## Key Features



2  
Bedrooms



1  
Bathroom



1  
Reception

## About the property

A modern terraced house, settled in the popular Sherwood Road, within walking distance of the town centre but close enough to the edge to ensure lovely views and good walking close by.

This would make an excellent buy to let opportunity, a first home or a cosy property into which to downsize.

The accommodation comprises an entrance hall with very useful storage cupboard, cloakroom, fitted kitchen, and sitting/dining room with stairs to first floor and patio doors overlook the rear garden.

The first floor landing gives access to bedroom one with fitted wardrobes and airing cupboard, a second bedroom with fitted wardrobes, and the bathroom.

The easily maintained, enclosed rear garden has a patio area and lawn. To the side of the property is the parking area, where you will find two allocated parking spaces.

## 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 the centre of town the property is reached by car by driving down Long Street and taking the first left into New Church Street which becomes Charlton Road. Take the first right turn into Sherwood Road and follow to the top of the hill where the property can be found at the head of the cul-de-sac.







Alternatively, it is within an easy walk by going down the footpath between the Close Hotel and the Highgrove Shop, past the library into Close Gardens and across the road in front of the Fire Station, through the Churchyard. Turn left when reaching Sherwood Road, the property can be found at the head of the cul-de-sac.

#### Services & Tenure

The tenure is Freehold. All mains services are believed to be connected.

#### Local Authority

Cotswold District Council

Council Tax Band B

#### Our reference

TET/JR/KF/28022024



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

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### *what the owner said*

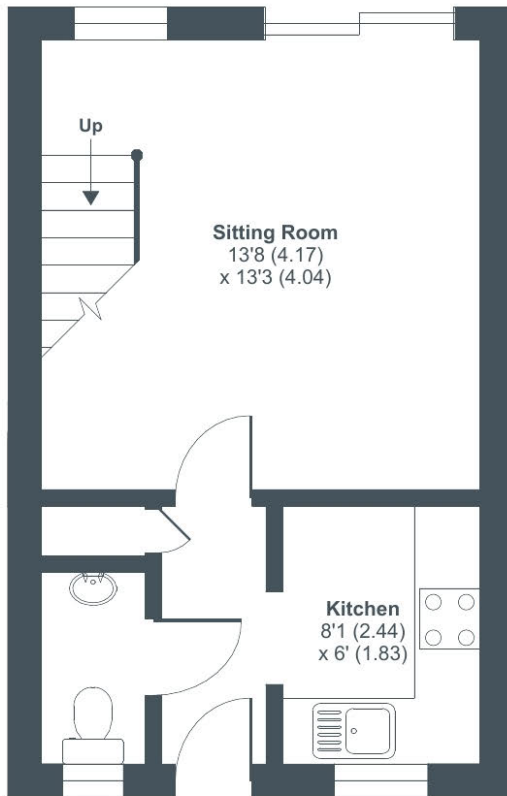
"The house is ideally situated, just a short walk to the town centre yet well away from noise and passing traffic. The double car parking space is very convenient. The neighbourhood is friendly and welcoming. Tetbury is a charming small town with lots to do with a great community spirit."



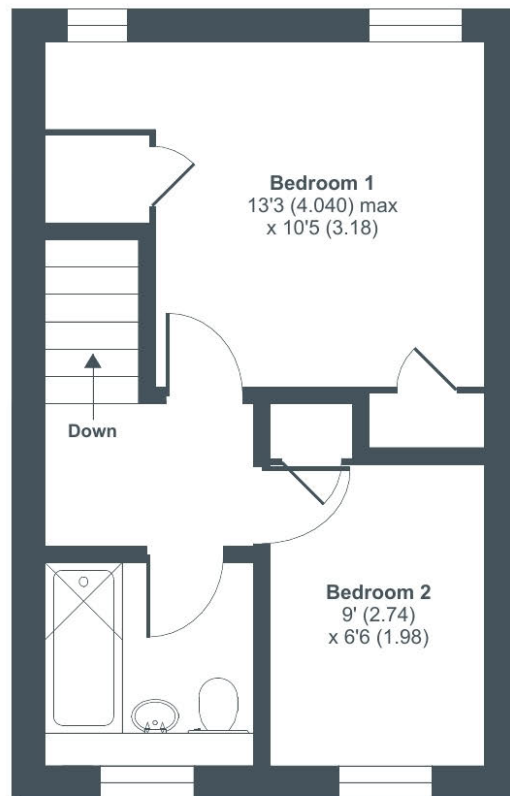
# Sherwood Road, Tetbury, Gloucestershire, GL8

Approximate Area = 586 sq ft / 54.4 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). © nitchecom 2024. Produced for Perry Bishop. REF: 814210



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**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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