

PerryBishop

PROPERTY MADE PERSONAL

Sherwood Road, Tetbury, Gloucestershire GL8 8BU



Modern end terrace house • Two good size bedrooms • Ideal first home • Walking distance to town centre • Fitted kitchen/dining room • Separate sitting room with double doors on to the garden • Enclosed rear garden • Two allocated parking spaces • EPC C



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Key Features



2
Bedrooms



1
Bathroom



1
Reception

About the property

A modern end terraced house, settled in the popular Sherwood Road, within walking distance of the town centre but close enough to the edge to ensure 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 a fitted kitchen/dining room and a separate sitting room with stairs to first floor and patio doors overlooking 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.

Move Ready

Our seller for this property has opted to use our 'Move Ready' pack because they are keen to put themselves in the best position to achieve a smooth and speedy sale. They have opted to make purchasing the pack a condition of their sale as a show of their commitment, with the aim of a faster less complicated process.

The cost of the pack to the buyer is £300 inc VAT (non-refundable) and includes the following that is in place ready to be sent to your solicitor upon offer acceptance:

- Property Information Questionnaire
- Fittings and Contents forms
- Official copy of Title Register or Epitome of Title if an unregistered title
- Title plan
- Local Authority search
- Draft contract
- A buyers information booklet will be shared on first viewing
- Anti Money Laundering Checks

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.

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.

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. Then take the first right turn into Sherwood Road. Follow Sherwood Road to the top of the hill where the property can be found on the left hand side.

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, where the property can be found on the left hand side.

Services & Tenure

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

Local Authority

Cotswold District Council

Council Tax Band C

Our reference

TET/JR/KF/14062024

We'd love to hear from you

3 Church Street, Tetbury, Gloucestershire, GL8 8JG

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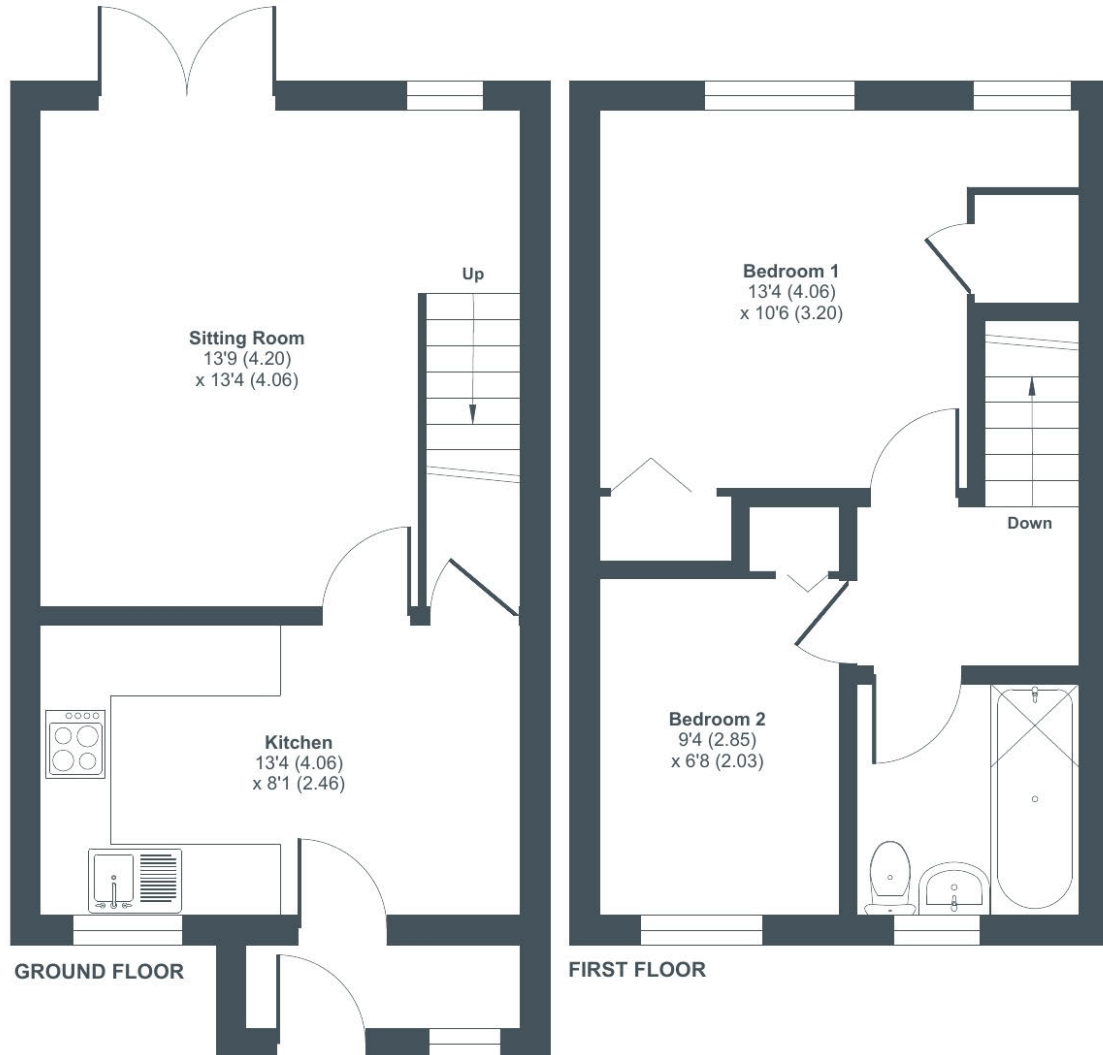
E: tetbury@perrybishop.co.uk



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Approximate Area = 620 sq ft / 57.5 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). © ntechcom 2024. Produced for Perry Bishop. REF: 1142101



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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

