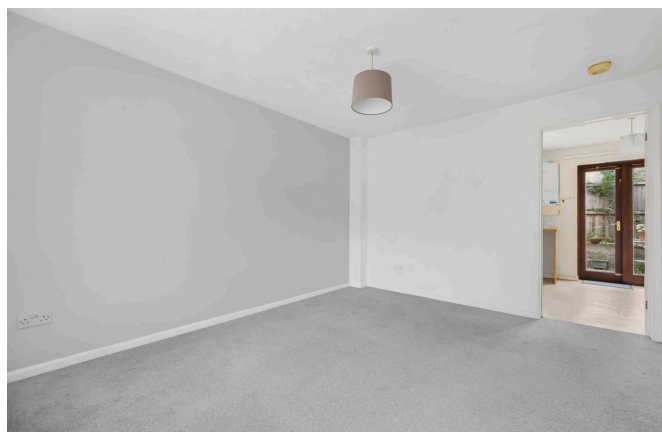


# PerryBishop

PROPERTY MADE PERSONAL

Tetbury, Gloucestershire, GL8 8TR



Modern terrace house • Requires some updating • Open plan fitted kitchen/diner • Good size bedrooms • Two allocated parking spaces • Enclosed low maintenance patio • Walking distance to town centre • No onward chain • EPC C

Tetbury, Gloucestershire, GL8 8TR

#### Key Features



#### About the property

A very conveniently situated two bedroom modern terrace house which does require some updating. The property enjoys a small non estate cul-de-sac setting within an easy level walking distance of Tesco and the town centre.

The accommodation consists of an entrance hall with staircase to first floor landing, the sitting room is at the front of the house overlooking London Road. Beyond this is the good size kitchen/dining room comprising double French doors onto the rear garden.

At first floor level, the landing takes you to the main bedroom which has a built-in wardrobe and en-suite shower room. Bedroom two is a very good size single and overlooks the rear garden. There is a separate family bathroom.

There are two allocated parking spaces located to the rear of the property.

The rear garden has been designed for low maintenance with patio - the perfect place for alfresco meals. There is gated access onto the parking area.

#### Additional Information

Additional information that may affect your decision to purchase this property is on our website under the property listing or on request from the office. This includes Broadband speed and mobile phone signal, flood risk, and area information. We also ask our clients about known legal aspects such as rights of way, restrictions, and accessibility information.

#### 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, proceed down Long Street and bear right into London Road. Take the second turning left into Beech Tree Gardens, bear right and the property will be found on the left hand side facing London Road. What3Words /// deranged.universe.flattery

#### **Services & Tenure**

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

#### **Local Authority**

Cotswold District Council.

Council Tax Band B.

#### **Our reference**

TET/JR/CDH/10072025

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

3 Church Street, Tetbury, Gloucestershire, GL8 8JG

T: 01666 504418

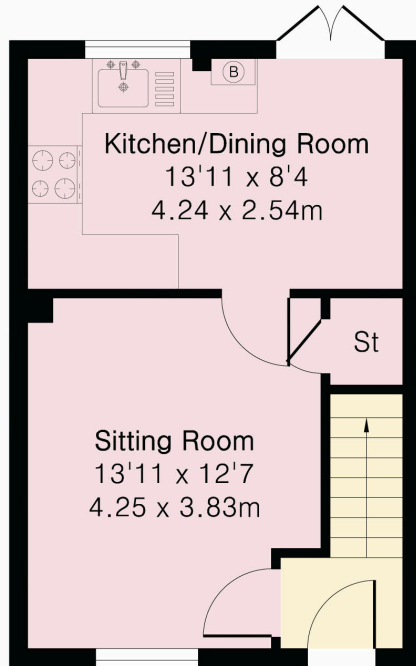
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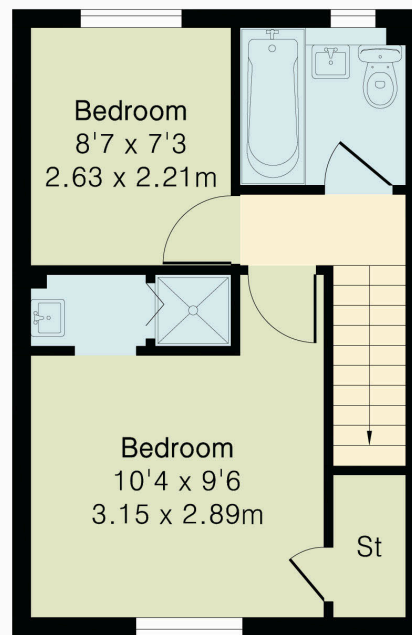
## Approximate Gross Internal Area 576 sq ft - 54 sq m

Ground Floor Area 288 sq ft – 27 sq m

First Floor Area 288 sq ft – 27 sq m



Ground Floor



First Floor

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Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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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

