

PerryBishop

PROPERTY MADE PERSONAL

Brays Avenue, Tetbury, Gloucestershire, GL8 8TL



Modern and spacious end terrace house • Comfortable and inviting • Open plan sitting/dining room • Utility cupboard • Fitted kitchen with built-in appliances • Two double bedrooms • Lovely enclosed rear garden • Driveway parking to the side • EPC B



Brays Avenue,

Tetbury, Gloucestershire, GL8 8TL

Key Features



2
Bedrooms



1
Bathroom



1
Reception

About the property

Welcome to this modern end-of-terrace house located on the outskirts of Tetbury.

This charming property boasts two double bedrooms and is perfect for those seeking a comfortable and inviting home. The house is bright and spacious, providing a modern living space that is sure to impress.

Entrance hall with adjacent cloakroom, fully fitted kitchen located to the front of the property. At the rear, you will find the open-plan sitting/dining room housing a very useful utility cupboard with built-in storage. The first floor landing gives access to the principal bedroom and the second double bedroom and bathroom.

The property features a lovely south-facing rear garden, ideal for enjoying the outdoors, and off-street parking for added convenience. With its convenient location and modern amenities, this house offers a fantastic opportunity to live in a sought-after area.

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.

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.

Directions

From our office in Church Street take the first exit off the roundabout into Long Street. Follow this road as it bends round to the left and continue until the Audi garage roundabout. At this roundabout take the first exit left into Havenhill Road, next left into Brays Avenue, follow the road round and the property will be found on the left hand side.

What 3 Words: [///grafted.wiggling.powers](http://grafted.wiggling.powers)

Services & Tenure

The tenure is Freehold. All mains services are connected.

Local Authority

Cotswold District Council

Council Tax Band: C

Our reference

TET/JR/RN/11022025

We'd love to hear from you

3 Church Street, Tetbury, Gloucestershire, GL8 8JG

T: 01666 504418

E: tetbury@perrybishop.co.uk

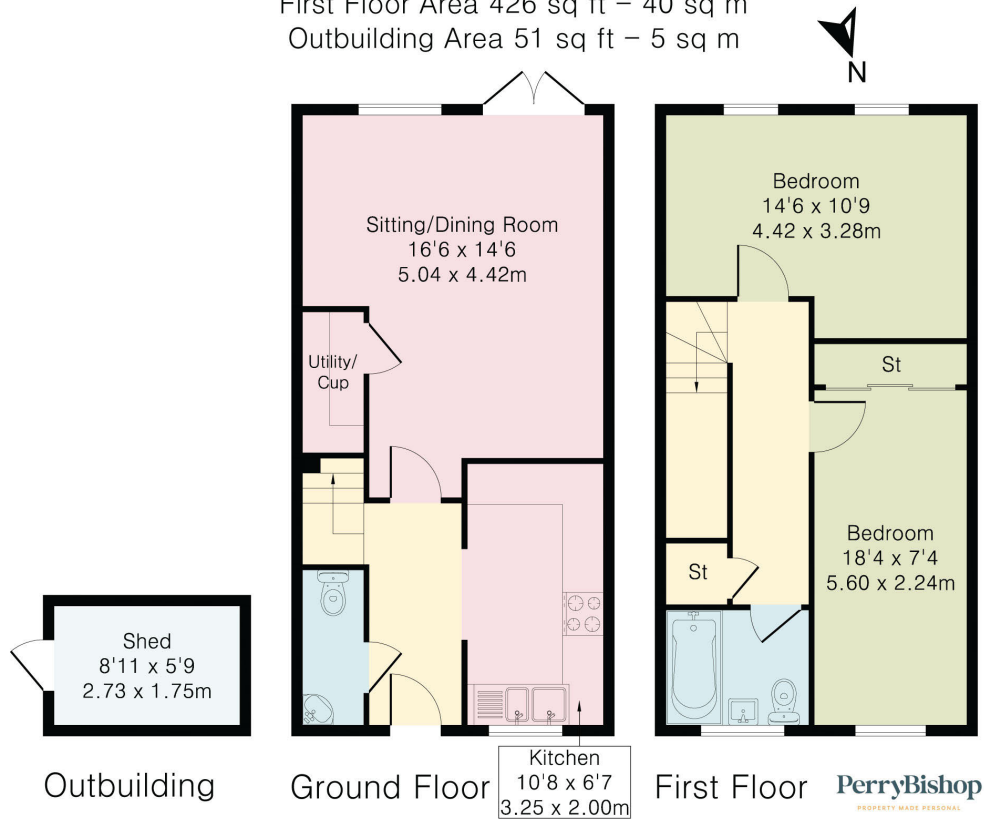


Approximate Gross Internal Area 903 sq ft - 85 sq m

Ground Floor Area 426 sq ft – 40 sq m

First Floor Area 426 sq ft – 40 sq m

Outbuilding Area 51 sq ft – 5 sq m



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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

