

## oronation Road, Tetbury, Gloucestershire GL8 8AS



Semi-detached Cotswold stone house • Dual aspect sitting room with wood burner • Fitted kitchen with access onto the rear garden • Recently refurbished • Ground floor shower room • Good size bedrooms • Driveway parking to front • Chain free • EPC D

# Coronation Road, Tetbury, Gloucestershire GL8 8AS

## Key Features



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## About the property

This Cotswold stone semi-detached house exudes charm and sophistication following a refurbishment program including a new boiler, windows and doors which now offers a comfortable and inviting living space.

Boasting three good size bedrooms, this property is perfect for families or those seeking a stylish home. The bright and airy accommodation comprises entrance hall with staircase to first floor, ground floor shower room, sitting with dual aspect and inset wood burning stove. Located to the rear is the fitted galley kitchen with an inner lobby housing a fridge/freezer and offering access onto the rear garden.

An enclosed low maintenance rear garden provides a space to relax or entertain. There is a front garden which is mainly laid to lawn.

Convenient off-street parking adds to the appeal of this property, ensuring ease and accessibility for residents.

This home offers a perfect blend of character and modern amenities.

This property is subject to a covenant under the 157 Housing Act 1985. This covenant is entered on the title of all homes originally sold under the Right to Buy Scheme in the Cotswold area of Outstanding Natural Beauty. This is to ensure homes developed with public funding are retained by people with a local connection and who will live in the property as their only home. In accordance with the statute, consent is also needed if the property is to be let.

## 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, at the roundabout take the first turning into Long Street. Continue down Long Street to the bottom and take the second left turning into Hampton Street. Continue along Hampton Street and take the third turning on the right hand side into Lowfield Road, take the first left into Coronation Road and the house will be found on the right hand side.

What3Words: recitals.magnum.insects

## 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/OO/11042025

## We'd love to hear from you

3 Church Street, Tetbury, Gloucestershire, GL8 8JG

T: 01666 504418

E: [tetbury@perrybishop.co.uk](mailto:tetbury@perrybishop.co.uk)













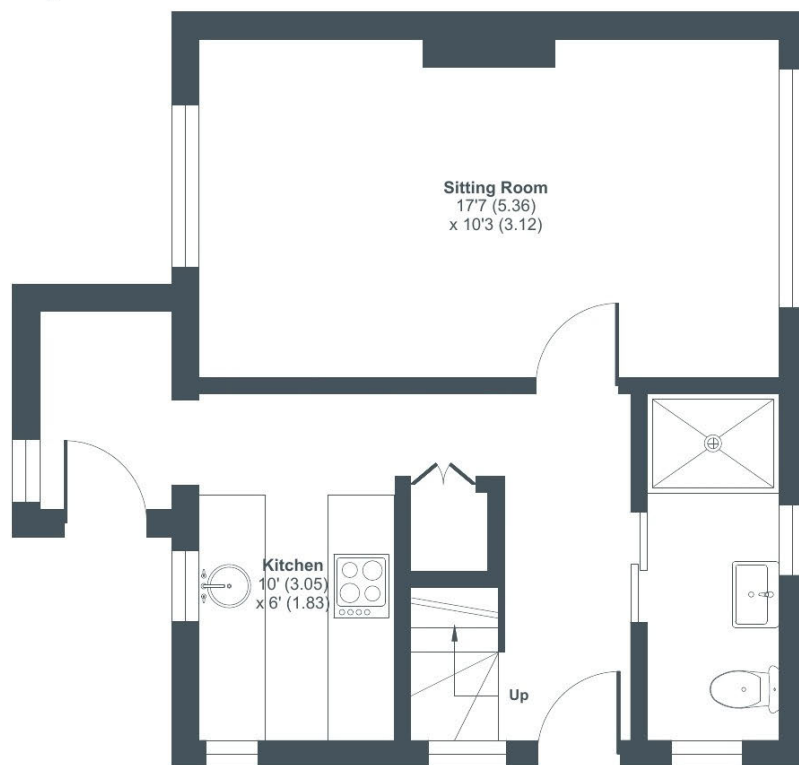




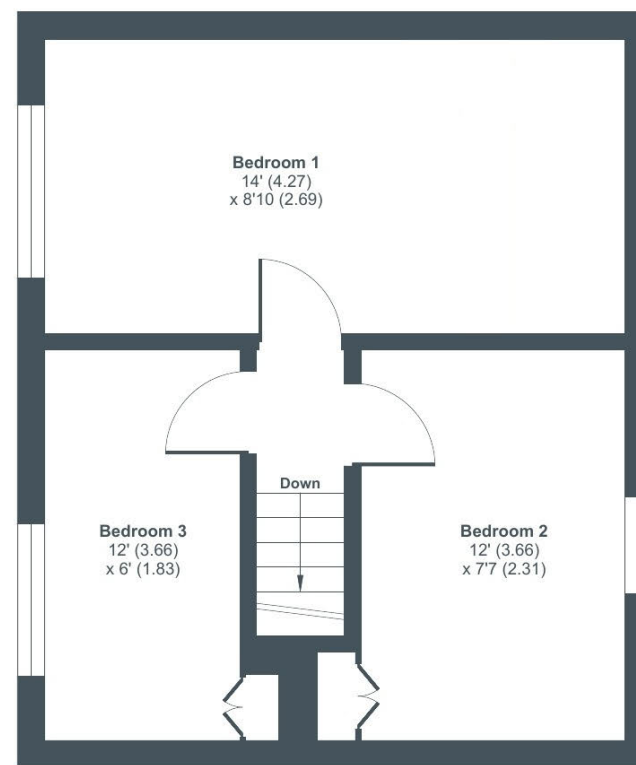
## Coronation Road, Tetbury, Glos, GL8

Approximate Area = 777 sq ft / 72 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 2022. Produced for Perry Bishop & Chambers. REF: 880577



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T: 01666 504418

E: tetbury@perrybishop.co.uk

[perrybishop.co.uk](https://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.

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