

23 The Ferns



Secluded popular cul-de-sac • Located within a short walk to the town centre • Open plan sitting/dining room • Fitted kitchen • Addition of a conservatory to the side of the property • Single garage • Plus driveway parking for one car • Enclosed rear garden • EPC TBC

23 The Ferns

Key Features



3
Bedrooms



1
Bathroom



2
Receptions

About the property

This modern detached house is in a tucked, cul-de-sac location within a short walking distance of the town centre, perfect if you are down-sizing and looking to be close to facilities.

The property consists briefly of an entrance hall, cloakroom with a useful storage cupboard

The fitted kitchen is located to the rear of the property, to the side there has been the addition of a small conservatory.

The sitting room leads onto the dining room with double doors onto the rear garden.

On the first floor there two double bedrooms with in-built wardrobes, a single bedroom and a separate wet room.

To the front of the property the garage has an up and over door with light and power points, there also driveway parking in front of the garage.

There is a patio garden to the front with a gate to the side which leads around to the enclosed rear garden.

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.

Directions

From our office in the centre of town proceed down Long Street and bear right into London Road. Take the first turning right into The Ferns, and first left where the property can be found on the right hand side.

What3Words /// downward.club.reservoir

Services & Tenure

The tenure is freehold,

All mains services are understood to be connected

Local Authority

Cotswold District Council

Council Tax Band D

Our reference

TET/JR/CDH/23052025

We'd love to hear from you

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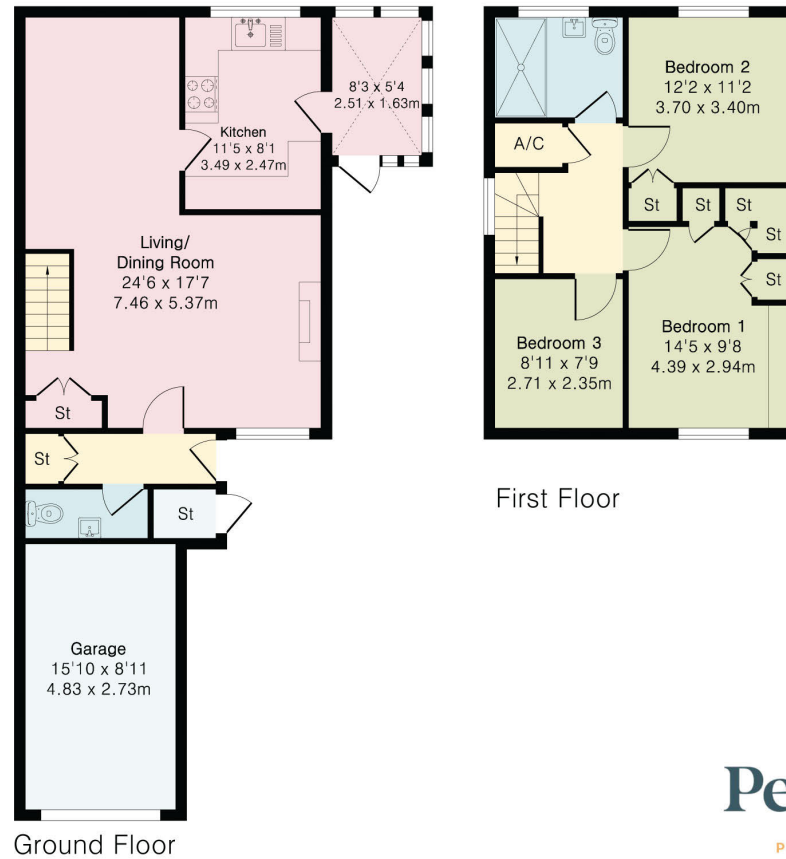




Approximate Gross Internal Area 1131 sq ft - 105 sq m

Ground Floor Area 700 sq ft – 65 sq m

First Floor Area 431 sq ft – 40 sq m



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PROPERTY MADE PERSONAL

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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.

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