PerryBishop

PROPERTY MADE PERSONAL

Brays Avenue, Tetbury, Gloucestershire, GL8 8TL







- Three storey town house
- Layout ideal for modern living
- Well presented spacious accommodation
- South facing rear garden
- Driveway parking with EV charger
- Good size bedrooms
- Two bathrooms
- EPC B

Brays Avenue,

Tetbury, Gloucestershire, GL8 8TL

Key Features



3
Bedrooms



2
Bathrooms



1
Receptions

About the property

Modern three-storey town house offering spacious accommodation, enclosed south facing rear garden plus driveway parking for two cars.

On entering the property it takes you to the entrance hall which has plenty of room for coats and shoes. There are stairs to the first floor, a cloakroom, and a door into this fabulous open-plan fitted kitchen/living space with integrated appliances. This room has space for a dining table and seating area with double doors onto the rear garden.

The first-floor landing leads to the sitting room (which could be used as a bedroom), the family bathroom, and a bedroom.

On the second floor, there are two double bedrooms and the master bedroom with good size en-suite shower room and built-in wardrobes.

The pretty enclosed south facing rear garden is mainly located to the rear of the property. Driveway parking for two vehicles and an EV charger.

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 - What 3 Words - **economics.firework.gearing**

Services & Tenure

Tenure - Freehold
Electricity, Gas, Water and Sewerage - Mains Supply
Heating – Gas Central Heating

Local Authority

Cotswold District Council - Band - D

Our reference

TET260035/28092026

We'd love to hear from you

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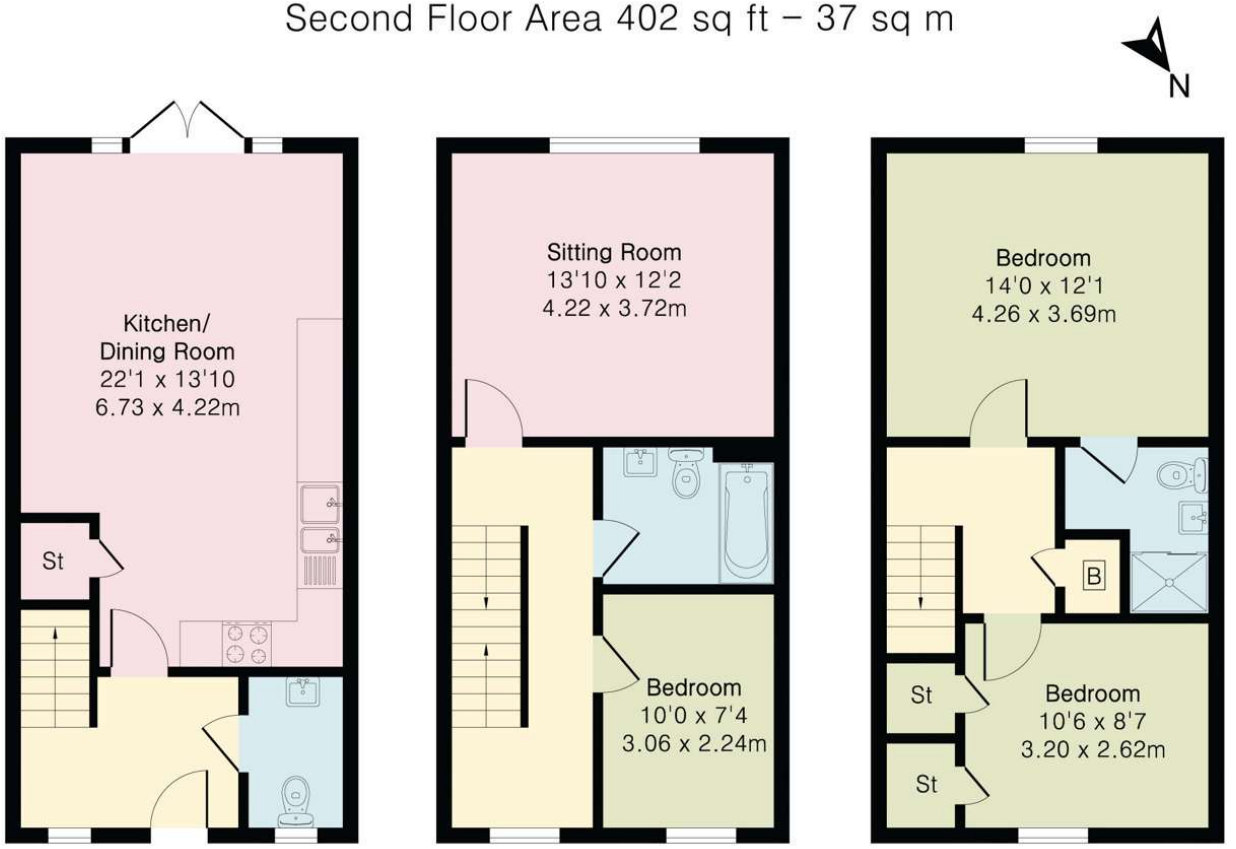






Approximate Gross Internal Area 1206 sq ft - 111 sq m

Ground Floor Area 402 sq ft – 37 sq m
First Floor Area 402 sq ft – 37 sq m
Second Floor Area 402 sq ft – 37 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.