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PROPERTY MADE PERSONAL

7 Box Close, Tetbury, Gloucestershire, GL8 8WD







● Open outlook across The Green ● Built by Miller Homes ● Fitted kitchen with fitted appliances ● Open sitting/dining room with double doors onto the rear garden ● Two bathrooms ● Easily maintained enclosed rear garden ● Single garage plus parking ● EPC B

O.I.E.O

£375,000

perrybishop.co.uk

7 Box Close,

Tetbury, Gloucestershire, GL8 8WD

Key Features



3
Bedrooms



2
Bathroom



1
Reception

About the property

Box Close is a modern cottage style semi-detached property built by Miller Homes, with a wonderful outlook across a green.

The light and airy accommodation is very well presented and comprises: spacious entrance hall with stairs to first floor, cloakroom, fitted kitchen with integrated appliances, open plan sitting/dining room with very useful storage cupboard and patio doors and window overlooking the rear garden plus a multi fuel stove/burner.

First floor landing with airing cupboard and doors to master bedroom with en-suite shower room, further double bedroom, one single bedroom and family bathroom.

The rear garden has landscaped for easy maintenance with patio, gravelled area and gated access to side. At the side of the terrace, there is a single garage with private parking in front whilst there is further parking available in the close.

RIGHTS OF WAY: A path at the side of the property is used by the neighbours to access their rear garden.

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.

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 - cone.fingertip.moss

Services & Tenure

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

Local Authority

Cotswold District Council - Band - C

what the owner said

Its very quiet, yet a friendly neighbourhood and I love the surrounding countryside and proximity to the town centre. The house is very well made for a reasonably new build and has many features for comfortable living.









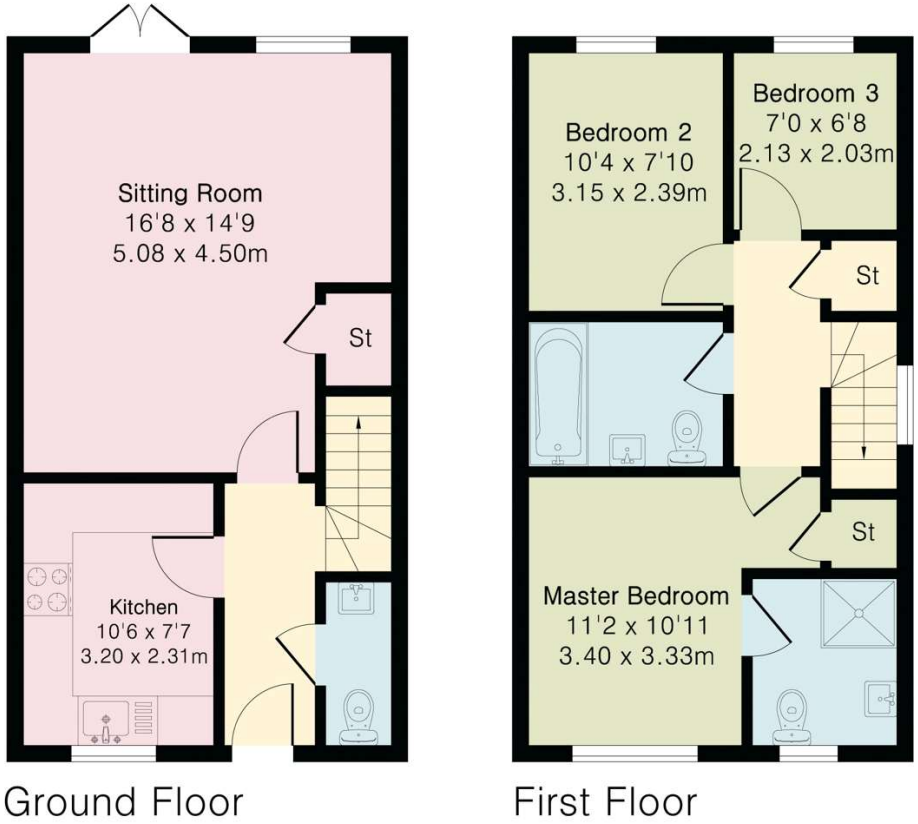




Approximate Gross Internal Area 816 sq ft - 76 sq m

Ground Floor Area 408 sq ft – 38 sq m

First Floor Area 408 sq ft – 38 sq m



Ground Floor

First Floor

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PINKPLAN

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.