



JAMES PYLE & CO.



34 Sherwood Road, Tetbury, Gloucestershire, GL8 8BU

End of terrace modern house
Mature no-through road on the rural edge of town
3 bedrooms
Living room and kitchen/diner
Driveway parking
Landscaped west-facing garden
5 minute walk to the town centre
No chain



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
James Pyle Ltd trading as James Pyle & Co. Registered in England & Wales No: 08184953

Guide Price £350,000

Approximately 746 sq.ft.

‘Set within a mature no-through road on the rural edge of Tetbury and yet just a 5 minute walk from the centre, this end of terrace modern house offers 3 bedroom accommodation’

The Property

34 Sherwood Road occupies an end of terrace position at the very far end of a popular mature residential road located towards the rural edge of Tetbury yet just a 5 minute walk from the town centre. The property has been well-maintained benefitting from mains gas central heating, double glazing, a fully boarded loft with light, and is available with no onward chain. The light and airy accommodation is over two floors extending to some 746 sq.ft. An entrance hall opens to the dual-aspect living areas which comprise a fitted kitchen/dining room and living room, both with rear doors connecting to the garden. On the first floor there are three bedrooms and a bathroom. A front driveway provides off-street parking. The wonderful rear garden has been beautifully landscaped with a patio terrace and steps down to a large timber decking area, bound by well-stocked borders beside

a pond feature. Within the garden there is side access and a stone built store room with light and power. The garden has a good degree of privacy and security, and also benefits a west-facing aspect.

Situation

Tetbury is a thriving historic Cotswold market town with much of it dating back to the 17th and 18th Centuries. The town has a broad range of shops and amenities for everyday needs as well as a number of quality antique shops, excellent hotels, restaurants and cafes within the town centre. Further everyday needs include a large supermarket, hospital, surgeries and post office whilst there are also excellent schools catering for all ages. Waitrose at Malmesbury and Cirencester.

Voted by Country Life magazine recently as the third most desirable town in the



country, Tetbury is situated within an Area of Outstanding Natural Beauty and is surrounded by delightful Cotswold Countryside where there are ample opportunities for walking and other countryside pursuits.

Conveniently located less than half an hour from both the M4 and M5 motorway, Tetbury is within easy reach of Cirencester, Cheltenham, Bath, Bristol and Swindon. Close by is the beautiful Forest Commission run Westonbirt Arboretum and King Charles Highgrove Estate. There is good access to nearby Kemble Railway Station which provides regular fast services to London and other regional centres.

Tenure & Services

We understand the property is Freehold with mains gas central heating, mains drainage, water and electricity.

Directions

From the centre of Tetbury and the Market Place, head down Long Street and turn left into New Church Street. Continue along the road onto Charlton Road and Sherwood Road is the last turning on the right before leaving Tetbury. Follow the road up the hill and continue around the corner to locate the property on the right hand side. Postcode GL8 8BU. What3words: ///marsh.shelf.inches

Local Authority

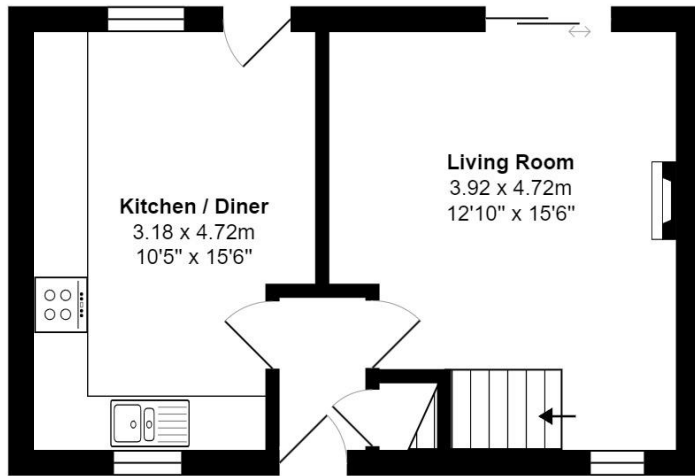
Cotswold District Council

Council Tax Band

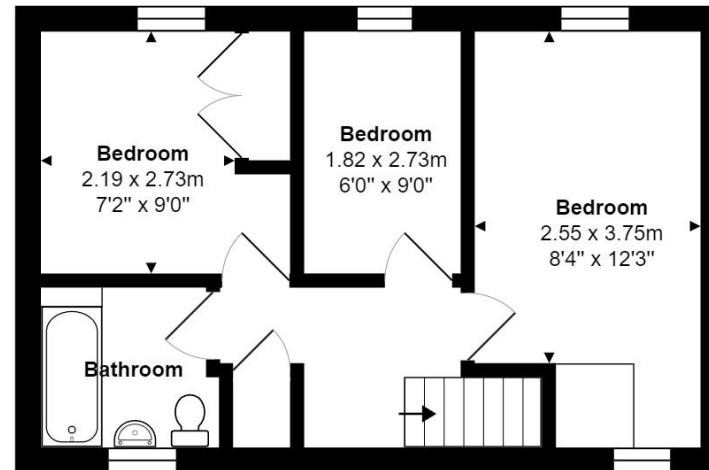
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Under section 21 of the Estate Agents Act, we hereby give notice that the vendors of this property are related to a member of staff at James Pyle & Co.





Ground Floor



First Floor

Total Area: 69.3 m² ... 746 ft²

All measurements are approximate and for display purposes only

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