



JAMES PYLE & CO.



4 Suffolk Close, Tetbury, Gloucestershire, GL8 8RQ



Semi-detached house  
Larger than average south-facing garden  
2 bedrooms  
Living room with patio doors  
Driveway parking for 2 cars  
Walking distance to town centre  
Ideal first home or investment



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ  
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**Price Guide: £295,000**

Approximately 597 sq.ft

‘Boasting a larger than average south-facing garden, this semi-detached 2 bedroom house is an ideal first home or investment’



### The Property

Situated within a small cul-de-sac and level walking distance from amenities, this semi-detached house is an ideal first home or investment. Boasting a larger than average garden which enjoys a sunny south-facing aspect, the property also has the advantage of off-street parking for two cars.

Internally, the accommodation is arranged over two floors comprising on the ground floor an entrance hall with under-stairs storage, a fitted kitchen at the front, whilst the rear reception room has double doors out to the garden and a feature fireplace with electric wood effect burner. On the first floor, there are two bedrooms and a modern bathroom fitted with a shower over the bath.

The delightful rear garden is fully enclosed

by timber fencing with a side gate in from the driveway. The garden has been landscaped with a good-sized lawn, patio, and a timber decked seating terrace.

### 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. 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, shooting and hunting. 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.

### Additional Information

We understand the property is Freehold with electric heating, mains drainage, water and electricity. The property is located within the Cotswold Area of Outstanding Natural Beauty. Superfast broadband is available and very good mobile phone

coverage. Please check the Ofcom mobile and broadband checker website for more information. Cotswold District Council Tax Band C.

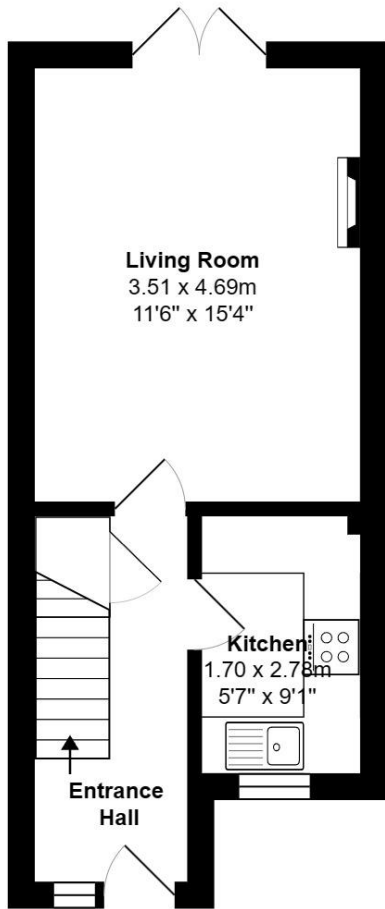
### Directions

From the centre of Tetbury, follow London Road towards Cirencester. Pass Tesco and take the next left hand turn onto Conygar Road, then turn right onto Northlands Way. Take the next left into Suffolk Close and locate the property on the left hand side. Postcode GL8 8RQ. What3words: ///presides.orchids.townhouse

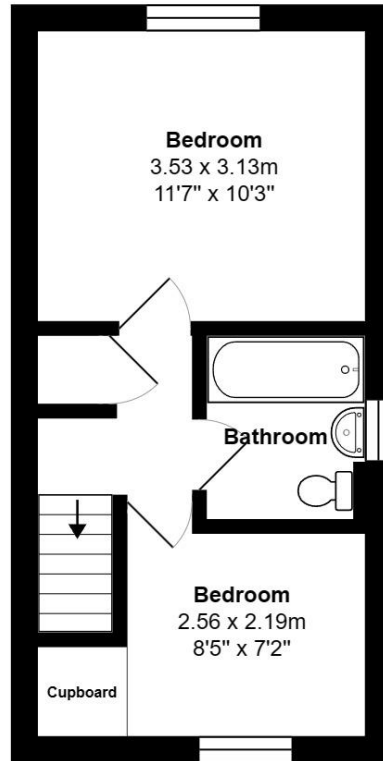








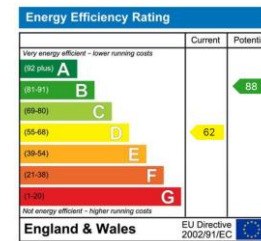
**Ground Floor**



**First Floor**

Total Area: 55.5 m<sup>2</sup> ... 597 ft<sup>2</sup>

All measurements are approximate and for display purposes only



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