



JAMES PYLE[®]



73 London Road, Tetbury, Gloucestershire, GL8 8HR

Cotswold stone modern house
Built in 2017
3 bedrooms

Bathroom and en-suite
Living room with patio doors to the garden
Fitted kitchen with integrated appliances
South-east enclosed garden
Garage and parking
Walking distance to amenities



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
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Price Guide: £385,000

Approximately 932 sq.ft excluding garage



‘A Cotswold stone modern house situated towards the rural edge of Tetbury with well-presented accommodation, garage, and sunny garden’

The Property

This terraced modern house is positioned towards the rural edge of Tetbury and yet within level walking distance of the town centre, schools and amenities. Forming part of the desirable Amberley Park development, the property was constructed in 2017 by Bewley Homes with attractive Cotswold stone elevations offering well-appointed accommodation internally coupled with a garage and a south-east garden.

The ground floor opens to an entrance hall with a WC off and good under-stairs storage. The kitchen/breakfast room is arranged to the front fitted with a range of grey gloss units incorporating integrated appliances. The reception room has double doors spilling out to the sunny rear garden. Upstairs, there are three bedrooms. The main bedroom has a double fitted wardrobe and en-suite shower room. The bathroom is located off the landing with a bath and hand-held showerhead. The

accommodation extends to around 932 sq.ft in all.

A pretty front garden enclosed by Cotswold stone walling sets the property back from the road. The rear garden benefits from a sunny south-easterly facing aspect and is landscaped with patio terraces and lawn, fully enclosed by timber fencing. A rear gate opens to a shared path leading to the garage and parking. There is parking in front of the garage whilst the garage offers another parking space internally. The garage has been fitted with eaves storage above. The parking area is accessed off Mercer Way.

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.

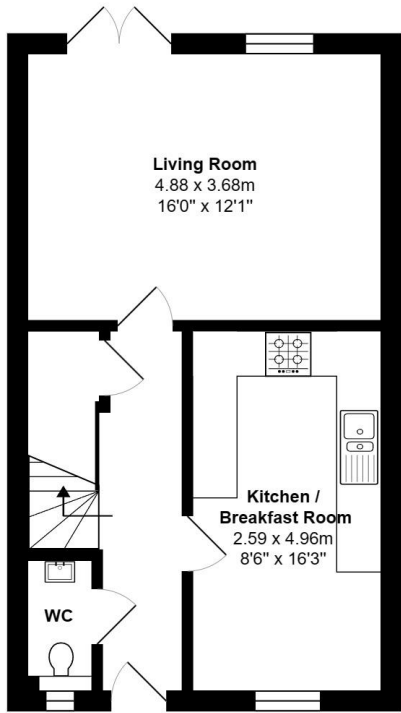
Additional Information

We understand the property is Freehold with mains gas central heating, mains drainage, water and electricity. There is a bi-annual service charge payable of £124.09. The property is located within the Cotswold Area of Outstanding Natural Beauty. Ultrafast broadband is available and very good mobile phone coverage. Information taken from the Ofcom mobile and broadband checker website, please check the website for more information. Cotswold District Council Tax Band C.

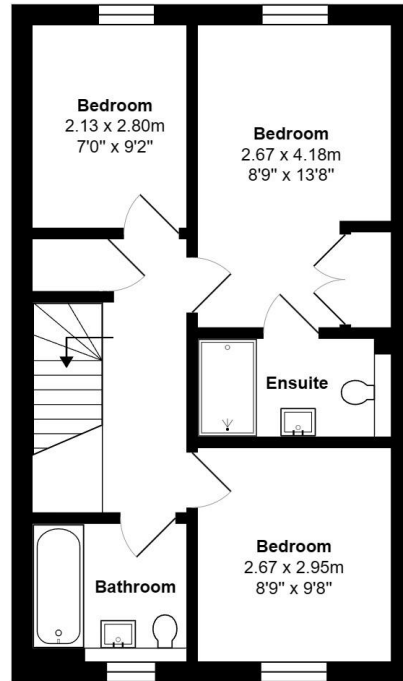
Directions

From Tetbury town centre, follow London Road towards Cirencester. Before the final roundabout, locate the property on the right hand side. The parking is accessed off Mercer Way. Postcode GL8 8HR
What3words: ///half.rigs.markets

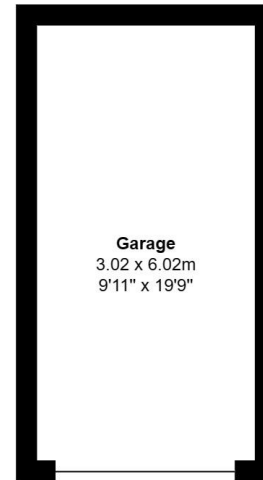




Ground Floor



First Floor



Total Area: 86.6 m² ... 932 ft² (excluding garage)

All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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