

# 14 Hardie Close, Tetbury, Gloucestershire, GL8 8FA



A super practical, one bedroom ground floor apartment accompanied by off-street parking and a communal garden area. Offered to the market with no onward chain.

**£155,000**

Hardie Close is a small development situated just off the Cirencester Road in Tetbury. The development is just coming up 15 years old and this ground floor apartment is within a block of six properties neatly tucked into the end of the cul-de-sac. The property would make an ideal first time purchase or a great rental investment for anyone wishing to start or expand their portfolio.

There is a communal entrance hallway upon arrival at the building, and then a private front door on the left-hand side leads to number 14. All the rooms of the property are accessed around the entrance hallway, which also has two useful storage cupboards. The principal space is the open-plan living room that is a bright and light filled space owing to the three windows across a dual aspect, and provides an area large enough for the kitchen, seating and dining. The kitchen itself is fitted with a modern range of wall and base units with an integrated electric oven, gas hob and space for a washing machine and fridge freezer. Beside the living room is a double proportioned bedroom and the bathroom that comprises a white suite, and a shower over the bath.

Externally there is a communal garden to the rear of the building that is mainly laid to patio with a hedging border running to three sides. A useful timber built, bin and bike storage area can be found to the side of the property and there is an allocated parking space to the front.

We understand the apartment is connected to all mains services; gas, electricity, water and drainage. Council tax band B (Cotswold District Council).

The property is leasehold with 85 years currently remaining on the lease. The vendor is able to offer an extension to this as part of an agreed sale. There is a service charge of £51.18 (correct as of 2023) payable to the managing agent; The Guinness Partnership.

EPC – C(79).

Tetbury is a historic wool town situated within the Cotswold Area of Outstanding Natural Beauty. The town is known for its Royal association to HM King Charles III, who resides at nearby Highgrove House. It has a highly anticipated and well attended, annual Woolsack Race held each May on Gumstool Hill. The charming and quintessential town centre has many amenities to offer including cafes, boutiques, pubs and restaurants. Essential amenities such as a supermarket and a primary and secondary school, are within the town itself.

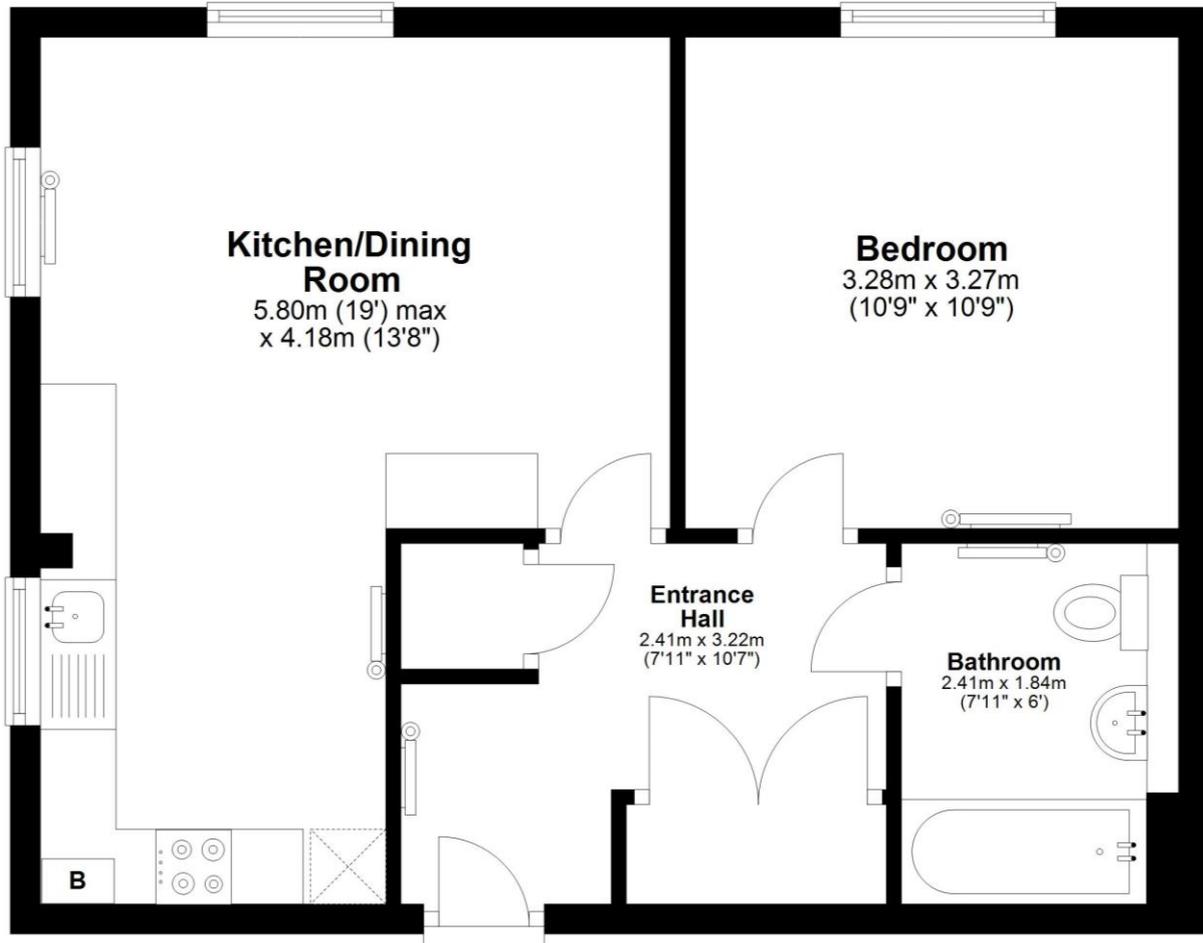
Kemble station, a mainline to London Paddington, can be reached just c.7 miles North, and both the M4 and M5 are equidistant to the south and west, respectively, giving convenient transport links to Bath, Bristol and London.





# Ground Floor

Approx. 43.7 sq. metres (470.9 sq. feet)



Total area: approx. 43.7 sq. metres (470.9 sq. feet)

## Important Notice

Hunter French, their clients and any joint agents give notice that:

1. They have no authority to make or give any representation or warranties in relation to the property. These particulars do not form part of an offer or contract and must not be relied upon as statements or representations of fact.
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