



2 Bedroom
Semi-Detached
located in Tetbury

£1,200 Per Month

3 Cloisters Close
Tetbury
GL8 8FN



Victoria Allman
lettings

- Semi-detached modern house
- Tucked away position in well-regarded development
- 2 double bedrooms
- Bathroom and en-suite
- Reception room with double doors to the garden
- Fitted kitchen with integrated appliances
- Private rear garden
- Off-street parking for 2 cars
- Walking distance to amenities
- Council Tax Band C £2,077



SUMMARY

A well-presented 2 bedroom semi-detached house with parking for 2 cars and garden.

This semi-detached home was built in 2018 by Bewley Homes as part of the well-regarded Amberley Park development.

The accommodation includes on the ground floor a front kitchen fitted with a range of units, integral dishwasher and fridge/freezer. To the rear there is a good sized living room with dining area and patio doors opening to the garden plus a large storage cupboard. Off the entrance hall there is a downstairs toilet and stairs up to the first floor which comprises two double bedrooms and a bathroom. The principal bedroom has an en-suite shower room and fitted wardrobe.

Private and a good size, the rear garden is laid to lawn with a patio and timber decking enclosed by timber fencing. To the side of the property, there is private off-road tandem parking for two vehicles.

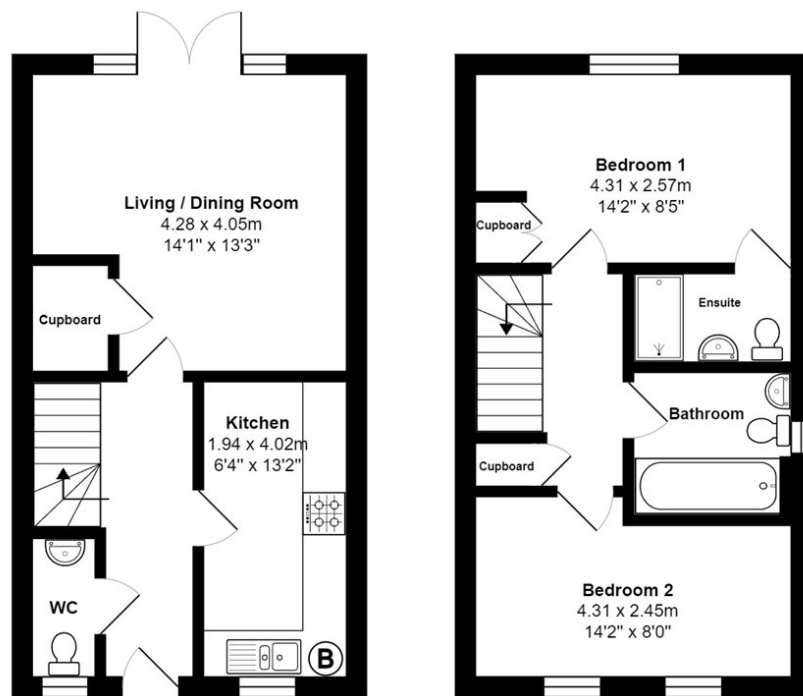
LOCATION

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 including a large supermarket, community hospital, surgeries and post office whilst there are highly regarded schools catering for all ages. Tetbury has a number of excellent independent boutiques, hotels, cafes and restaurants, as well as nearby Waitrose stores in 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. Close by is the beautiful Forest Commission run Westonbirt Arboretum and King Charles' Highgrove Estate.

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. There is good access to nearby Kemble Railway Station which provides regular fast services to London and other regional centres.





Ground Floor

First Floor

Total Area: 70.7 m² ... 761 ft²

All measurements are approximate and for display purposes only

DIRECTIONS

From the town centre, follow London Road towards Cirencester. Pass over the two mini roundabouts then take the next right hand turn into Mercer Way. Bear right into Hatter Close and continue into Clothiers Close to locate the property on the left. Postcode GL8 8FN

CONTACT

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	84	
(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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