



Two Bedroom  
Cottage  
located in  
Tetbury

£1,295 Per Month

1B Silver Street  
Tetbury  
GL8 8DH



Victoria Allman  
lettings



- Grade II listed townhouse
- Character accommodation
- 2 bedrooms, 2 bathrooms
- Shaker style kitchen/breakfast room
- Living room with views
- Central town location
- Council tax Band C £1,771
- EPC Rating E



2



2



1



E

## SUMMARY

Situated within the heart of the sought after Cotswold market town of Tetbury, this characterful Grade II listed three storey townhouse is within easy walking distance to all of the towns amenities and has a pleasant view over the Market Place. This is an ideal Cotswold base within this thriving town.

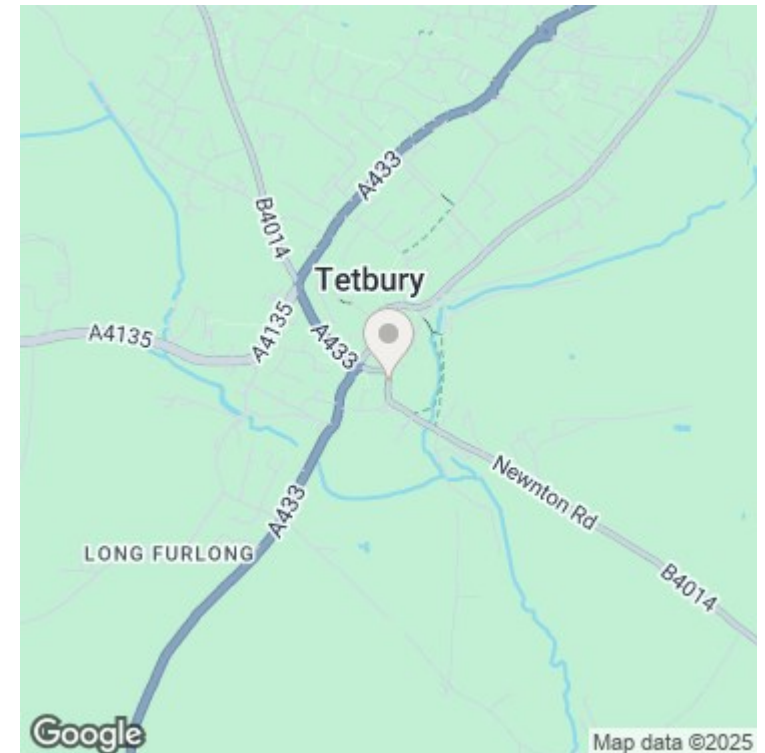
The well presented property extends to around 825 sq ft, spanning three floors in an old Grade II listed building which houses three properties. The ground floor is entered via a hall with a bespoke kitchen/breakfast room off with Shaker style units. Stairs lead up from the hall to the first floor where there is a character living room with views over the Market Place. A double bedroom at the back of the house has an en-suite shower room whilst stairs lead up again to the top floor where there is an attic double bedroom with a stylish en-suite bathroom. The property has a good deal of character throughout with exposed beams and vaulted ceilings whilst also benefitting from gas fired central heating and store cupboards in the communal hall. Whilst the property has no parking, there are ample opportunities in and around the centre of Tetbury, many of which are unrestricted on time.

## LOCATION

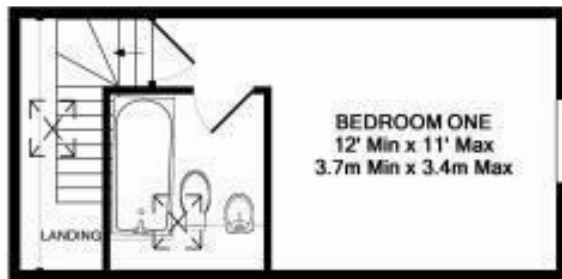
Tetbury is a thriving historic Cotswold market town with much of it dating back to the 17th and 18th Centuries. The town has a broad range of shops and amenities for everyday needs as well as a number of excellent shops, hotels, restaurants and cafes. Further everyday needs include a large supermarket, hospital, surgeries and post office whilst there are also excellent schools catering for all ages. There are nearby Waitrose stores 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. Westonbirt Arboretum and King Charles' Highgrove Estate is close by.

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.



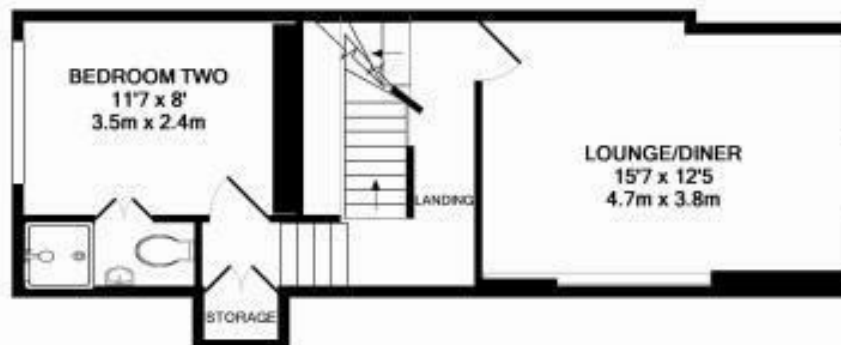




2ND FLOOR  
APPROX. FLOOR  
AREA 247 SQ.FT.  
(23.0 SQ.M.)



GROUND FLOOR  
APPROX. FLOOR  
AREA 207 SQ.FT.  
(19.2 SQ.M.)




1ST FLOOR  
APPROX. FLOOR  
AREA 383 SQ.FT.  
(35.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 837 SQ.FT. (77.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>44</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC 		

## DIRECTIONS

From the mini-roundabout in the centre of Tetbury, head east on Market Place on the B4014. Follow the road round to the right onto Silver Street. The property is located on the corner of Market Place and Silver Street, just after the Gumstool Hill car park.

Postcode: GL8 8DH

What3Words:  
///giraffes.acoustics.sides

## CONTACT

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