

hunter
french



62 Longtree Close, Tetbury, Gloucestershire, GL8 8LW

A well-presented one-bedroom home tucked away in the popular Longtree Close. Features include an enclosed south facing garden, off street parking and a single garage. An ideal first time buy or investment purchase.

Longtree Close is a quiet residential cul-de-sac located on the outskirts of Tetbury, just a short walk of the town centre, built some 30 years ago. This particular property has been home to its current owners for just under three years, and is a great opportunity to get a step on the property ladder for first time buyers, or would be a super investment purchase for anyone looking to start or build on a rental portfolio. The accommodation is lovingly presented throughout and updated by the owners.

The property is entered via the entrance porch, which offers an area for coat and shoe storage. Flowing from here leads into the living/dining room that has been recently fitted throughout with new wood effect flooring. This room is filled with natural light due to the large picture window overlooking the front garden, and there is plenty of space for a sofa and small dining table and chairs. Stairs to one corner of the room rise to the first floor and there is a large understairs cupboard beneath. To the rear of the property, accessed through a glazed door, is the modern galley style kitchen which has been updated with a range of fitted wall and base units, finished with quartz worktops. There is space for a fridge/freezer and electric cooker plus space and plumbing for a washing machine. A partially glazed door from the kitchen leads out to the rear garden.

The first floor consists of a good-sized double bedroom and an adjacent bathroom. The spacious bedroom again boasts light from the front window and benefits from generous range of fitted wardrobes. The bathroom has been recently upgraded and comprises a white suite with a shower over the bath plus a wash basin, W.C and a heated towel radiator. The room is finished with a mixture of marble effect tiles and a fully panelled wall. Completing the first-floor accommodation is a useful airing cupboard on the landing that houses the gas central heating boiler.

Externally, to the rear of the property is a low maintenance enclosed garden that enjoys a southerly aspect. The current owners have added a decking area and a pergola which is a great social space to enjoy in the summer months, whilst the remainder of the garden is laid to lawn with a pedestrian gate to the rear that accesses the single garage and off-road parking.



To the front of the property is a lawned garden with a pathway to the front door.

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

EPC – D(68).

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.

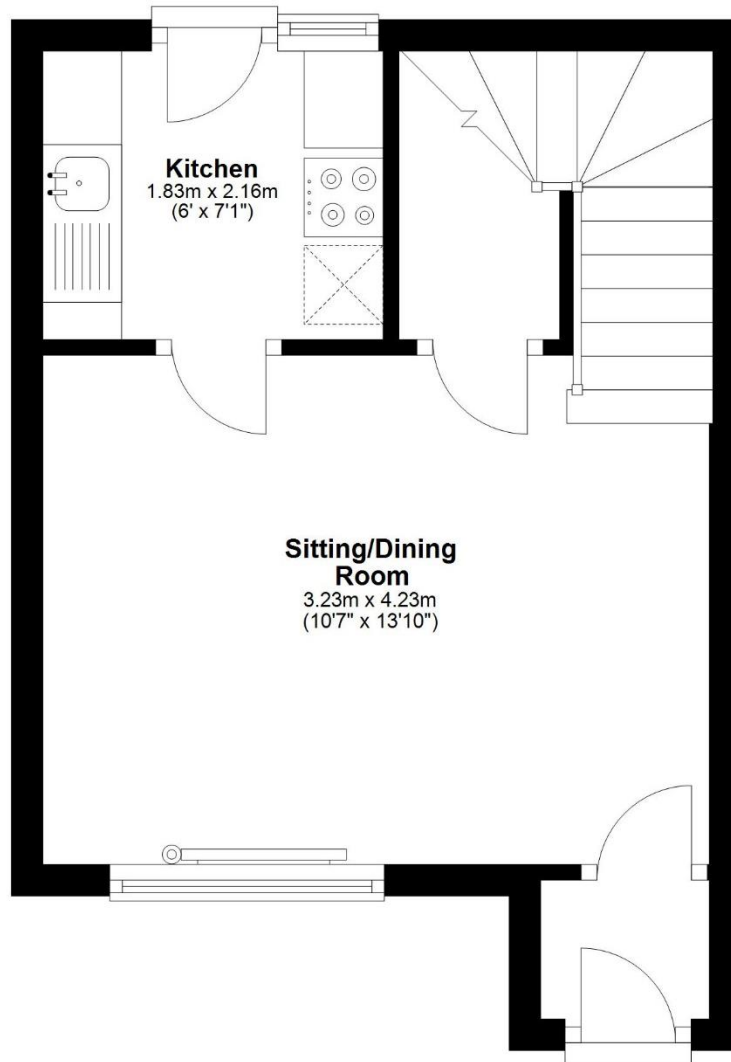


Guide Price £215,000

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

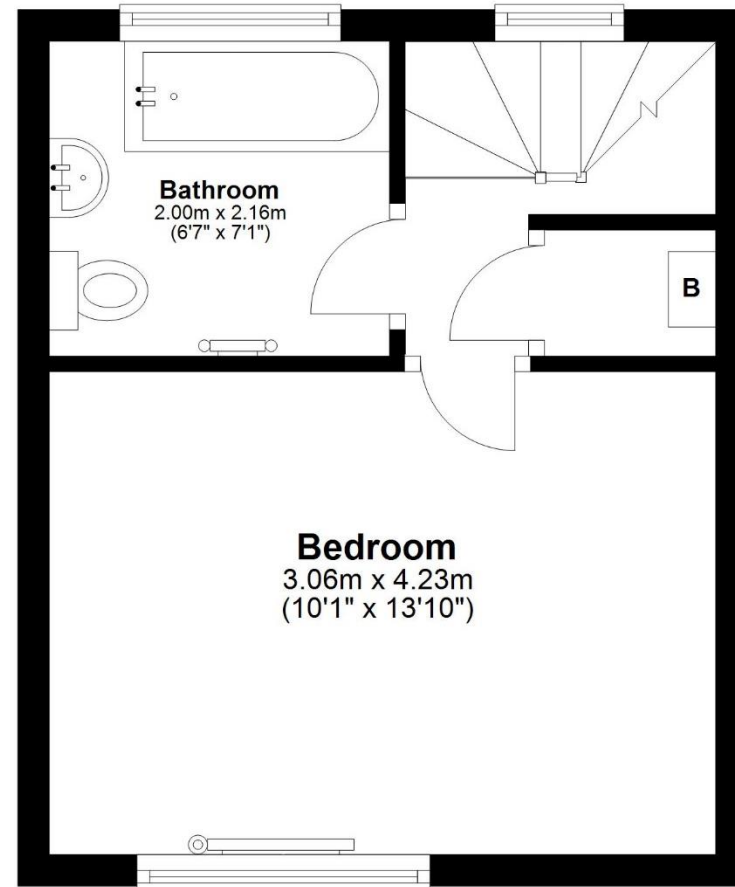
Ground Floor

Approx. 22.9 sq. metres (246.0 sq. feet)



First Floor

Approx. 21.8 sq. metres (234.7 sq. feet)



Total area: approx. 44.7 sq. metres (480.8 sq. feet)