

hunter
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7 Linfoot Road, Tetbury, Gloucestershire, GL8 8BX

A well-presented three-bedroom townhouse located on the edge of Tetbury overlooking the neighbouring farmland. The property boasts off-street parking, a low maintenance rear garden and is offered to the market with no onward chain.

Linfoot Road is part of a small development on the western outskirts of Tetbury, believed to have been built in the 1990's. This particular property is on the outskirts of this development in a cul-de-sac of just 16 homes, enjoying a rural aspect across the fields. Its location is also very favourable, being a short walk of the town centre via the Recreational Ground. The accommodation is spread across three floors reaching approximately 951sq.ft and features modern double glazing and gas central heating throughout.

The ground floor consists of the welcoming entrance hall, which has plenty of space for shoes and coat storage, plus an understairs cupboard and a useful store cupboard that can be found just outside the front door – ideal for recycling boxes and bins to be stored outside the house. Occupying the remainder of this floor is a room that is a versatile space that can be used as a third bedroom or could be used as a great study space.

The first floor comprises the kitchen and living space which are both accessed off a central landing that also has an adjacent cloakroom with W.C. The kitchen is to the rear of the property and offers a great selection of storage due to the fitted wall and base units throughout. There are also integrated appliances which include a double oven and a gas hob plus space and plumbing for a washing machine, tumble dryer, fridge/freezer and a dishwasher. From the kitchen there is a door that opens onto the rear garden. Across the hall and reaching the width of the house is the living/dining room that enjoys two windows on the front aspect that provides views of the countryside. The room benefits from a focal, feature fireplace and is finished with a wooden floor.

Rising to the second floor arrives at another central landing with access to two double bedrooms and the family bathroom. One of the bedrooms benefits fitted wardrobes across one full wall as well as fitted wardrobes in bedroom two, whilst the other enjoys the rural outlook.



Completing the accommodation is the main bathroom, which is fully tiled with stylish, neutral tiling and comprises a white suite including a shower over the bath, W.C and a wash basin inset within a vanity unit.

Externally, there is a low maintenance garden to the rear that is accessed from the kitchen on the first floor. This area has been landscaped to include a patio area direct across the rear of the house, an area of artificial grass plus the remainder is laid to shingle with raised borders and features three mature trees. The garden has been designed as a great space to enjoy throughout the day during the summer months and allows for very minimal maintenance. There is a handy timber shed located to the far end. At the front of the property is a lawned area beside a pathway to the front door and an adjacent driveway that provides off-street parking.

The property is connected to all mains services; gas, electricity, water and drainage. Council tax band D (Cotswold District Council). The property is freehold.
EPC – C (72).

Tetbury is an 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, antique shops, pubs and restaurants. Essential amenities such as a supermarket and a primary and secondary school, are within the town itself.

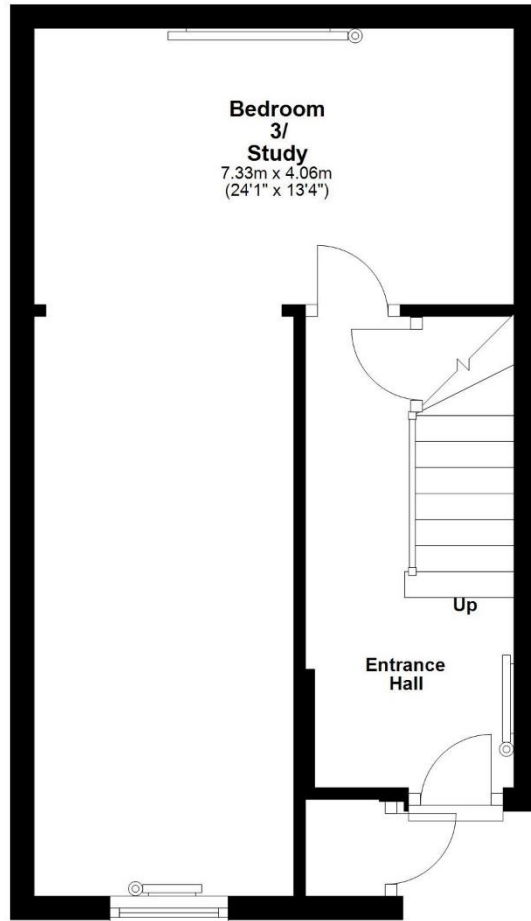
Kemble station, a mainline to London Paddington, can be reached just c.7 miles north, and both the M4 and M5 are equidistant to the south and west, respectively, giving convenient transport links to Bath, Bristol and London.

Offers Over £325,000



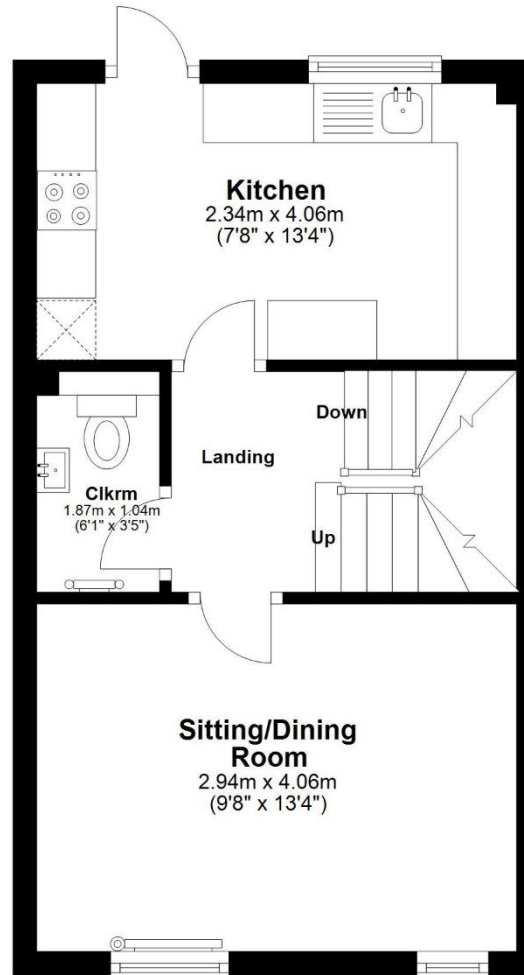
Ground Floor

Approx. 28.8 sq. metres (309.7 sq. feet)



First Floor

Approx. 29.8 sq. metres (321.0 sq. feet)



Second Floor

Approx. 29.8 sq. metres (321.0 sq. feet)



Total area: approx. 88.4 sq. metres (951.6 sq. feet)