

hunter
french



7 Elizabeth Gardens, Tetbury, Gloucestershire, GL8 8JX

A three-bedroom semi-detached home situated in a residential cul-de-sac, with a split tiered rear garden and off-street parking.

Elizabeth Gardens is a cul-de-sac of properties built in the 1990's, situated just off the popular Chavenage Lane and within a short walk of the town centre and just a few steps away from open countryside walks. The property boasts accommodation across two floors, reaching approximately 953sq.ft.

Entering via the front door leads into an entrance hallway which has stairs to the first floor and doors to the kitchen, living room and a downstairs cloakroom with W.C. The kitchen is situated to the front of the ground floor and is a good size room with an excellent collection of wall and base units with a marble effect laminate worksurface. There are integrated appliances that include a gas hob, electric oven and a dishwasher, plus space for a free-standing fridge freezer and plumbing for a washing machine. The fitted kitchen is finished with a handy breakfast bar for informal dining and creating a social space within the room. A 'secret' door from the kitchen leads into the newly added utility room, which does requires completing, but offers further storage space and a door to the rear garden. Across the rear of the ground floor is the living area, which with the benefit of a conservatory added by a previous owner, has two naturally separated areas for sitting and dining. This space is semi-open plan to one another, and the sitting area benefits a focal fireplace, whilst the dining area enjoys a view across the garden with French doors onto a patio terrace.

Arriving at the first floor is a landing with access to the three bedroom and family bathroom. Two of the bedrooms are of double proportion and the third a single which benefits built-in storage over the stairs. The main bathroom completes the accommodation and is fitted with a white suite comprising a shower over the bath, toilet and wash basin.

Externally, there is a garden to the rear that is split across two terraces. Immediately out from the house is a patio terrace, which features outdoor power and lighting and an area to the side of the house provides a good utility space for bin storage with a side gate to the front. The second tier has a level lawn, and the garden is bordered by a mixture of stone walls and fences. A shed sits to one corner of the garden providing great outdoor storage. At the front there is a tarmacked driveway providing ample parking for up to three vehicles.



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

EPC – 69(C).

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, 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.

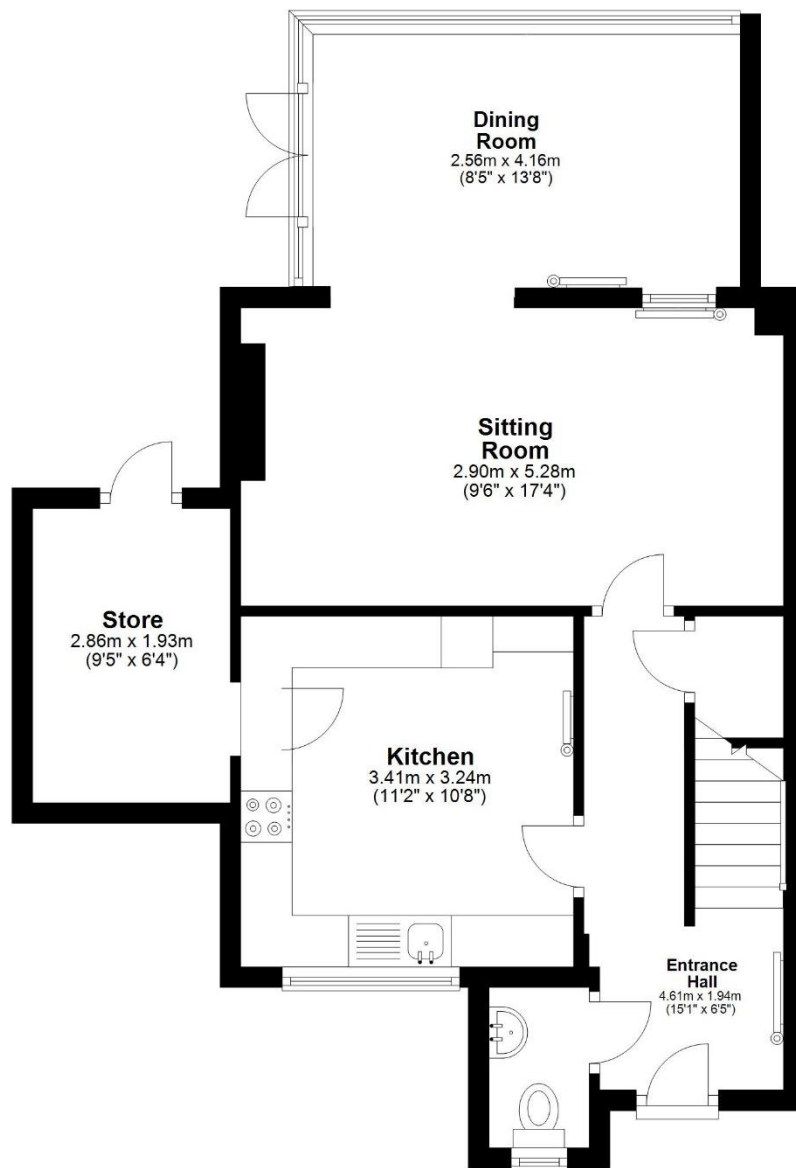
Guide Price £335,000



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

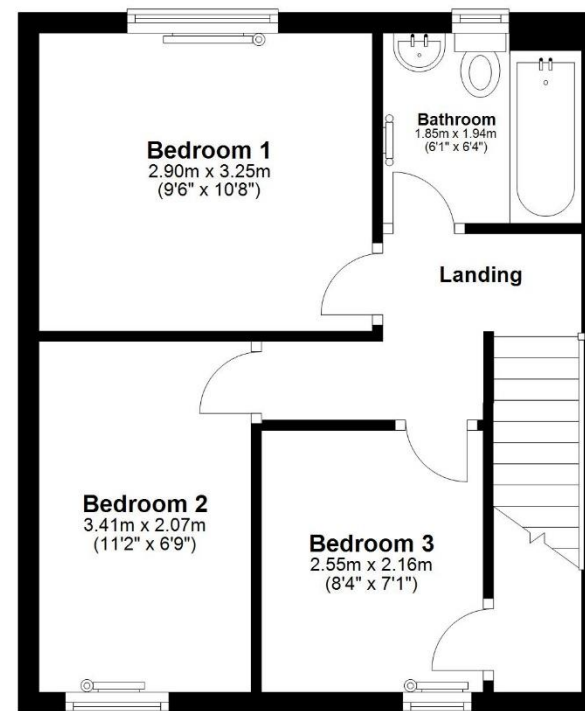
Ground Floor

Approx. 54.7 sq. metres (588.9 sq. feet)



First Floor

Approx. 33.9 sq. metres (364.6 sq. feet)



Total area: approx. 88.6 sq. metres (953.5 sq. feet)

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