

hunter  
french



25 Brays Avenue, Tetbury, Gloucestershire, GL8 8TL

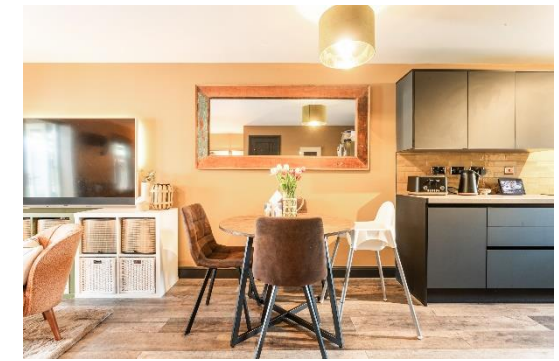
Offered to the market under the shared ownership scheme, a beautifully presented two-bedroom property offset from the road, benefiting from a landscaped rear garden and parking for two vehicles. A great opportunity for first time buyers to get onto the ladder.

Highfields is a development located on the northern side of Tetbury bordering the open countryside that surrounds the town, yet walkable of the town centre and the local amenities on offer. This particular property was believed to have been completed in 2019 and comes with a remaining NHBC warranty. The house is for sale with a shared ownership of 25%, with the possibility to purchase an increased share – a great opportunity for any first-time buyer to get onto the property market.

The accommodation is commenced via the front door that leads into the hallway. Here there is space to hang coats and store shoes with a handy downstairs cloakroom to the left-hand side. To the right a door leads into the kitchen, which under the current ownership has been knocked through to the living room to create a fabulously sociable, open plan area. The kitchen itself has been fitted with a modern Wren kitchen in 2022 and offers a great amount of storage due to the many wall and base units. There are also integrated appliances that include a five-ring gas hob, electric oven and a dishwasher, plus space for an American style fridge freezer. The rest of the room has been finished and decorated to a contemporary standard and offers plenty of space for both seating and dining areas. There is a window and French doors opening onto the rear garden, and to one corner is a useful storage cupboard beneath the stairs.

Rising to the first floor is a spacious landing that provides doors to the two bedrooms, family bathroom and another useful cupboard that houses the gas central heating boiler and has plumbing for the washing machine. Both the bedrooms are of generous double proportion and boasts fitted wardrobes. Completing the first floor is the family bathroom, which is fitted with a white suite comprising a shower over the bath, wash basin and a W.C.

Externally, the rear garden has been designed to be low maintenance and has been landscaped with a flagstone patio area that has been covered with a pergola creating a great space for alfresco dining. The remainder of the garden is laid with artificial turf and has another patio area to the rear creating a spot to enjoy in the summer months.



To the front of the property there is a level path to the front door that is bordered with shingle and estate fencing. The property has two allocated parking spaces.

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 leasehold.

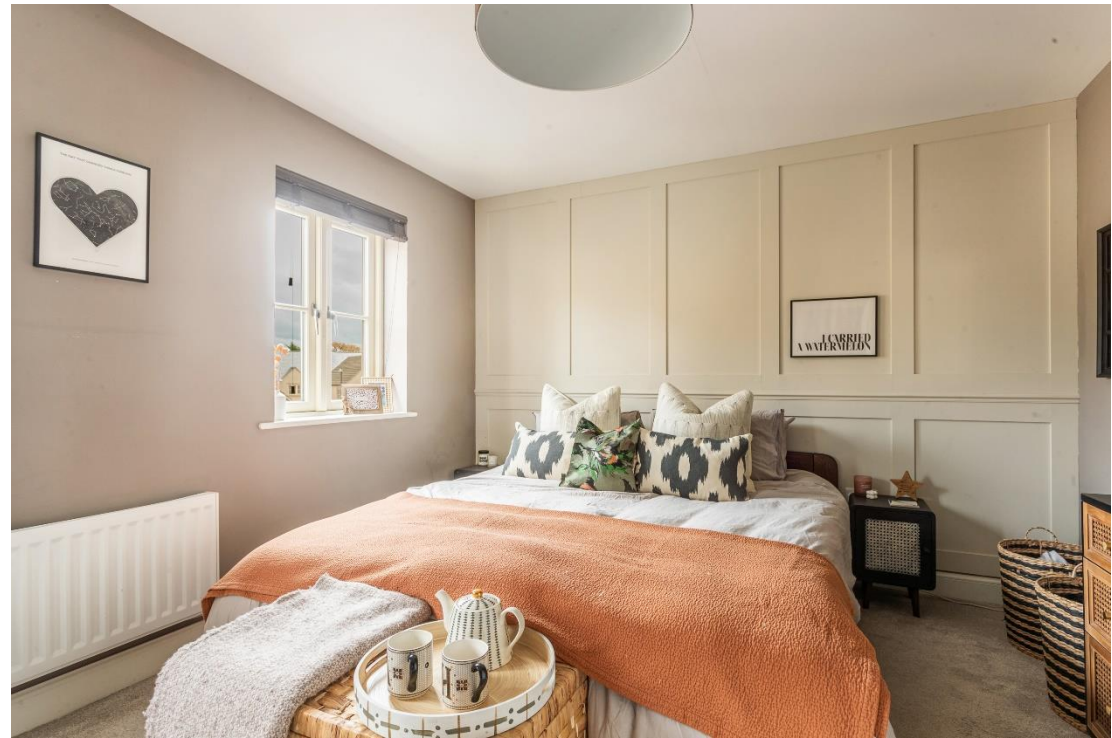
There is an annual service charge payable on the Highfields Development, which contributes towards the maintenance of the communal areas around the site. The annual service charge is included within the monthly rent, this is approximately £44 per calendar month.

EPC – B (85).

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.

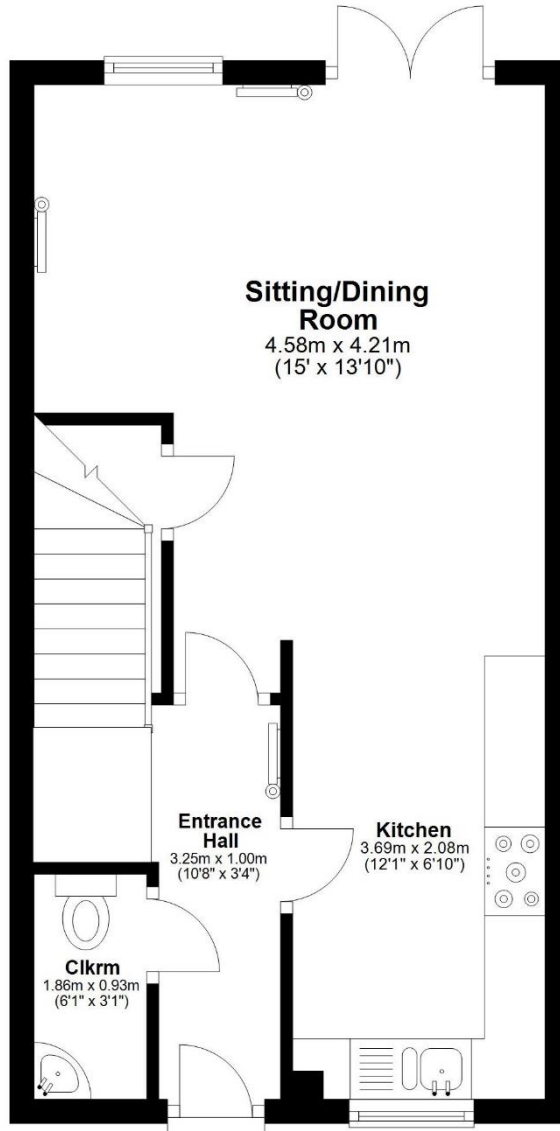
Kemble station, a mainline to London Paddington, can be reached just c.7 miles North, and both the M4 and M5 are equidistant to the south and west, respectively, giving convenient transport links to Bath, Bristol and London.

**Fixed Price £75,000**



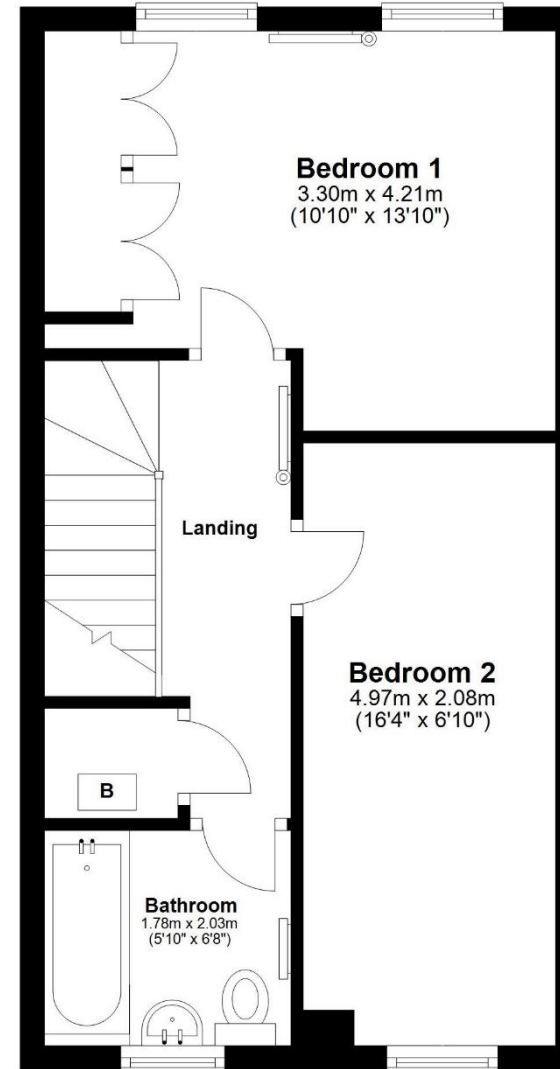
## Ground Floor

Approx. 35.3 sq. metres (379.7 sq. feet)



## First Floor

Approx. 35.3 sq. metres (379.7 sq. feet)



Total area: approx. 70.5 sq. metres (759.3 sq. feet)