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4 Helena Court, Tetbury, Gloucestershire, GL8 8PG

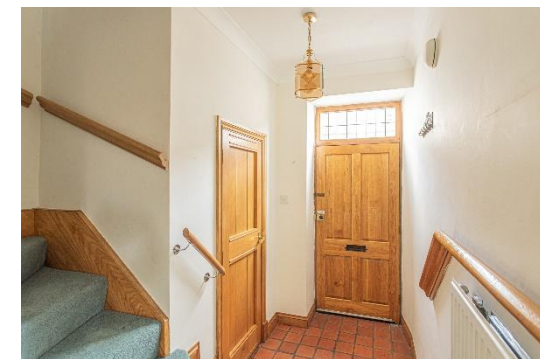
Conveniently positioned just a short, level walk of the town, this charming and well-presented two-bedroom garden maisonette benefits from off-street parking. Offered to the market no onward chain.

Helena Court is an outstanding Grade II Listed converted brewery, situated in the centre of Tetbury. The building was converted in the 1980's and now offers a range of charming properties all enjoying the south facing communal gardens situated to the rear of the building. Number 4 has the added benefit of a privately owned patio terrace and a garage, as well as its own independent entrance from Hampton Street. The accommodation is arranged across two storeys reaching approximately 984.8sq.ft.

Entering the property via the hallway, there is a handy downstairs cloakroom situated on the right-hand side adjacent to the stairs, then a door leads into the main reception room. The living room is at the rear of the property which has space for both sitting and dining areas and enjoys French doors opening onto the garden. The kitchen is situated adjacent to the living room and is fitted with a good range of wall and base units which include an integrated oven, hob and dishwasher. There is space and plumbing for a washing machine and an undercounter fridge and freezer.

On the first floor there is a landing providing doors to both bedrooms and the shower room plus a very useful storage cupboard. The master bedroom is at the rear of the property with two stone mullioned windows overlooking the communal gardens. The bedroom is accompanied by an en-suite shower room and double fitted wardrobes. The second bedroom is also of double proportions and is also by fitted wardrobes. The main bathroom has a white suite with basin, WC and shower unit, as well as a cupboard which houses the gas central heating boiler.

Externally, the private patio terrace faces south, offering a great space for al-fresco dining in the summer months, and overlooks the very well-kept communal gardens. The communal gardens have well stocked borders, a lawn area, patio terrace and a pond. A gate and passageway leads to the side of the property where the single garage is situated.



We understand the property is connected to all mains services; gas, electricity, water and drainage. Council tax band E (Cotswold District Council). The property is leasehold, on a 999 year lease with 964 years remaining.

The property is leasehold, on a 999 year lease with 961 years remaining. We are informed there is a monthly management fee of £301.55pcm(2025).

EPC – Exempt.

Tetbury is an historic Wool town situated within the Cotswold Area of Outstanding Natural Beauty. The town is known for its Royal association to HRH 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.

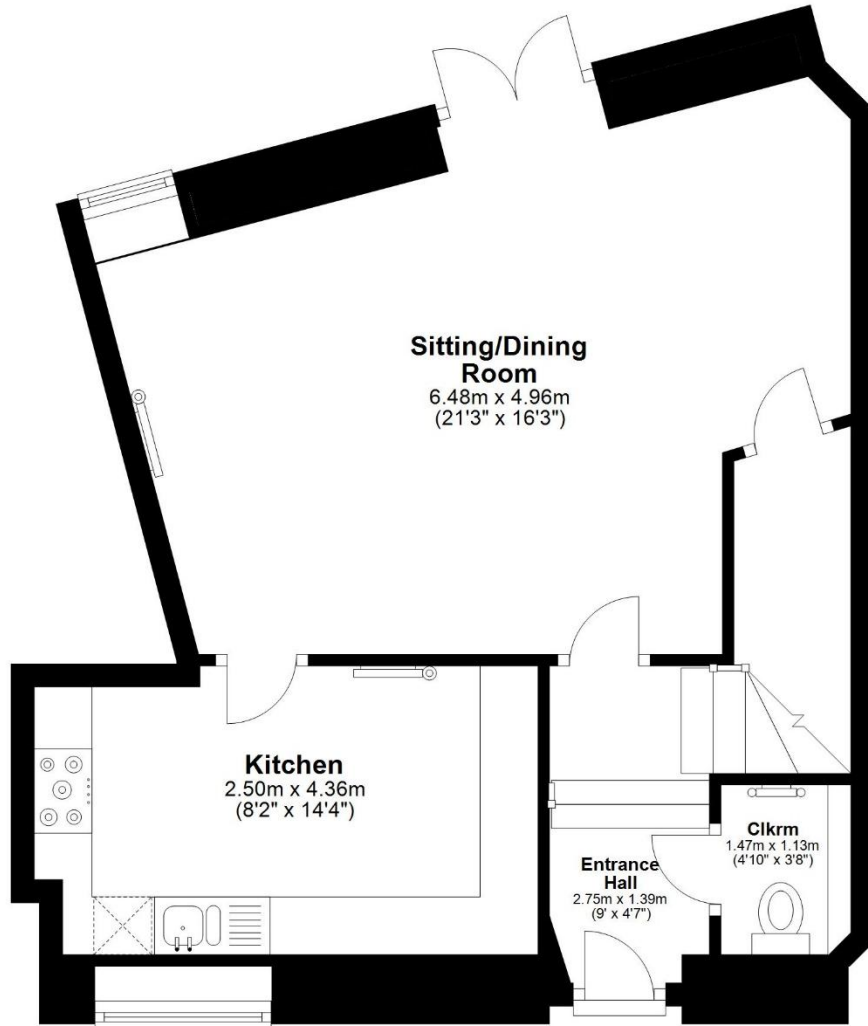
Kemble station, a mainline to London Paddington, can be reached just c.7 miles North, and both the M4 and M5 are equidistant to the south and west,

Guide Price £325,000



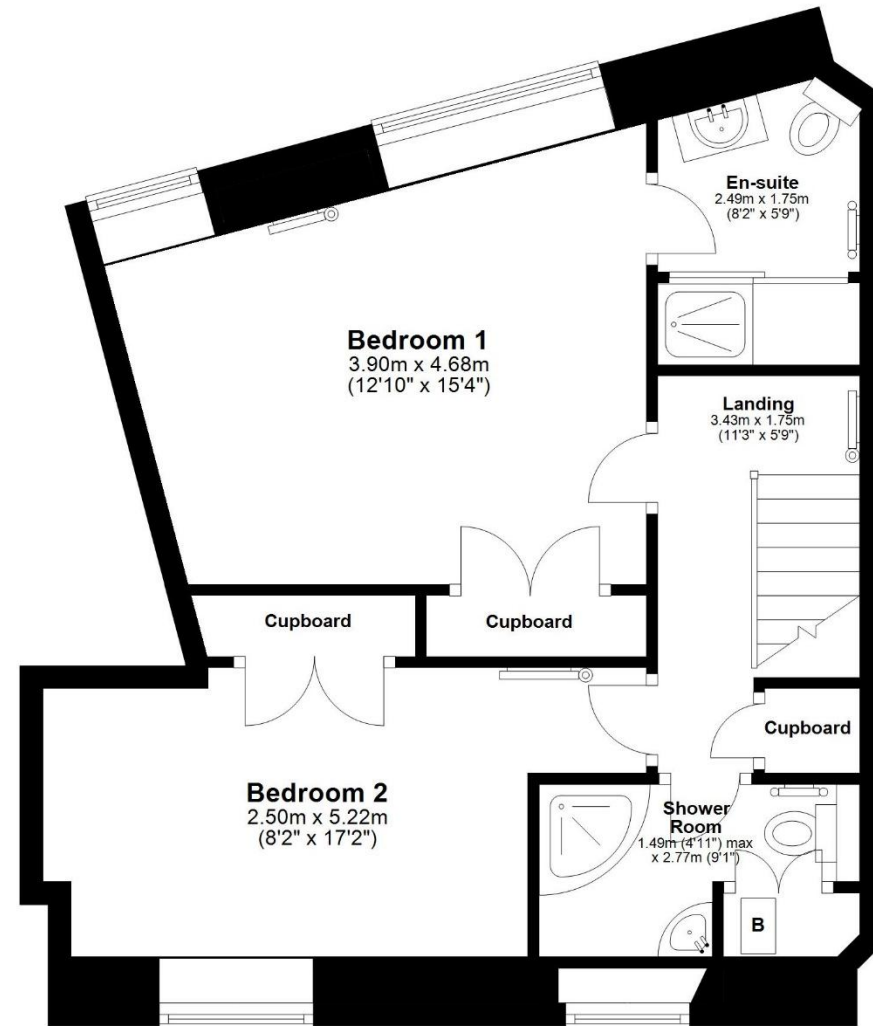
Ground Floor

Approx. 45.1 sq. metres (485.5 sq. feet)



First Floor

Approx. 46.4 sq. metres (499.3 sq. feet)



Total area: approx. 91.5 sq. metres (984.8 sq. feet)

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