

9 Suffolk Close, Tetbury,  
Gloucestershire, GL8 8RQ



A well-presented and recently updated one bedroom home benefitting from off-street parking and a private garden. An ideal first time buy or an investment property.  
Offered to the market with no on-ward chain.

£220,000

Suffolk Close is a peaceful cul-de-sac which forms part of a small development built by Bloor Homes in the 1990's, situated on the northern side of Tetbury. The property is ideally positioned within walking distance of the town centre and all its amenities, yet just a short stroll of the Cotswold countryside.

The accommodation is commenced via the front door into an entrance lobby, which incorporates a utility cupboard with a washing machine and tumble dryer. The entrance hallway is beyond the lobby with a useful understairs storage cupboard. A door from here leads into the welcoming living/dining room which is filled with natural light from the window overlooking the green space located in front of the house. The kitchen is adjacent to the living/dining room and has a modern range of wall and base fitted units, plus there is an integrated oven and electric induction hob as well as under counter fridge and a separate larder freezer. To the corner of the living room, stairs rise up to the first-floor landing where there is an airing cupboard and doors to the bedroom and bathroom. The bedroom is a generous double with a built-in wardrobe and the adjacent bathroom is fitted with a white suite including a shower over the bath.

Externally, the property is accessed via a gated pedestrian pathway leading to the front door, and there is a generous walk in lean-to storeroom adjoining the property which has power and light. The low maintenance, rear enclosed garden is separate from the house and is accessed along a private footpath, comprising a patio area with flower and shrub borders along with a useful timber shed for storage. The property also benefits from one allocated parking space situated in the cul-de-sac of Suffolk Close.

We understand the property is connected to mains services: electricity, water and drainage. The vendor has recently installed a modern electric heating system. Council tax band A (Cotswold District Council)

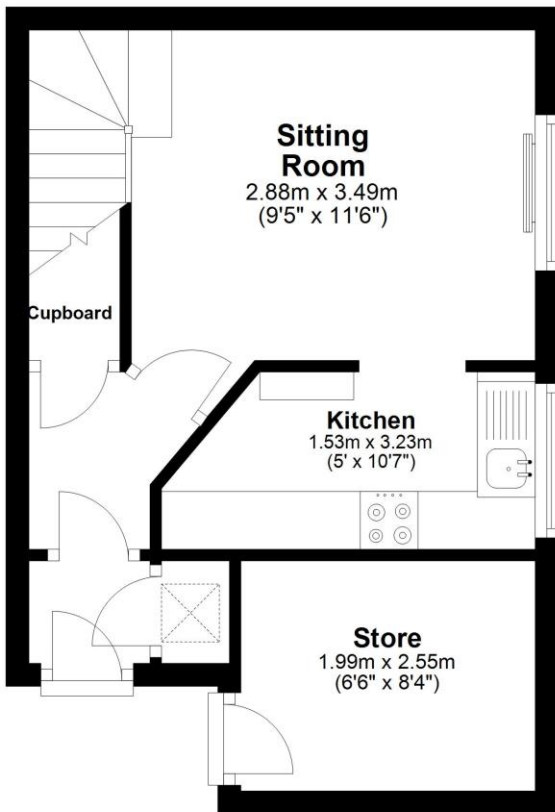
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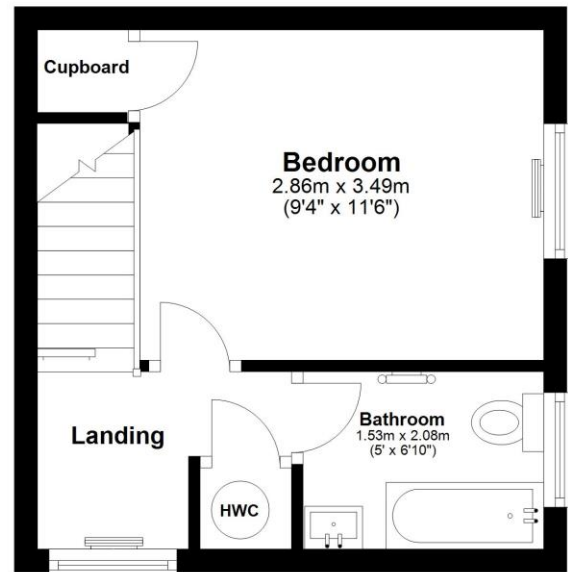
## Ground Floor

Approx. 26.8 sq. metres (288.4 sq. feet)



## First Floor

Approx. 19.7 sq. metres (211.7 sq. feet)



Total area: approx. 46.5 sq. metres (500.1 sq. feet)

### Situation

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's country home is nearby Highgrove House. 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.

### Important Notice

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