

hunter
french



21 The Ferns, Tetbury, Gloucestershire, GL8 8JE

Occupying a cul-de-sac position in the heart of the town centre, this three-bedroom detached home is accompanied by a south facing rear garden and off-street parking plus a single garage. Offered to the market with no onward chain.

The Ferns is a very well positioned cul-de-sac of detached homes understood to have been built in the 1970's. The town centre is just a short stroll away and provides a level walk to the amenities on offer including cafes, restaurants and independent boutiques as well as the doctor's surgery, chemist and post office for those essential needs. The property has accommodation set across two floors reaching approximately 937sq.ft and has been updated throughout in recent years, to include a new bathroom and central heating boiler in 2020, plus a replacement kitchen in 2021.

The front door opens into a hallway which features a fitted storage cupboard and a door leading to the living space on one side, and a handy downstairs W/C cloakroom to the other. The living space offers an open-plan sitting and dining area that enjoy a dual aspect with a window at the front, plus patio doors opening onto the rear garden. Open-tread stairs lead up one side of the room and a further storage cupboard is found beside them. The sitting room has a focal fireplace with a gas effect wood burner installed. The kitchen is at the rear of the ground floor and enjoys a large window that looks across the garden. There are modern fitted wall and base units with a laminated worktop that runs throughout, plus integrated appliances fitted throughout. An obscure glazed side door provides access to the garden too.

A landing is found at the top of the staircase, which provides access to the three bedrooms, family bathroom and there is an airing cupboard that houses the gas combination boiler. Two of the bedrooms are of double size, and the third a single; all of which are accompanied by fitted cupboards. Completing the accommodation is the family bathroom that was refitted under four years ago and comprises a white suite with contemporary tiling and a shower over the bath and heated towel rail.



Externally, to the front is an area of garden that is laid to lawn with a central pathway leading to the front door. There is also a planted area of shrubs, and a side access gate can be found to access the rear garden. At the rear is a patio and decked terrace that reaches the width of the garden before flowing into a lawn that runs the remainder of the garden. There is a pathway that leads through the centre of the garden to access the driveway and single garage. The garage benefits an electric supply.

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

EPC – D(65).

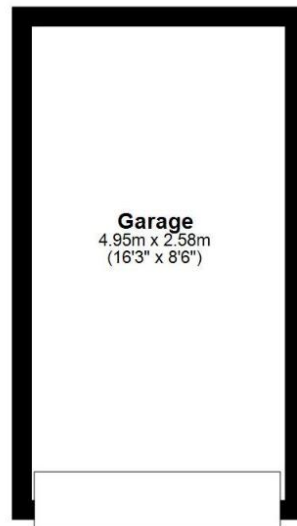
Guide Price £399,995



Situation

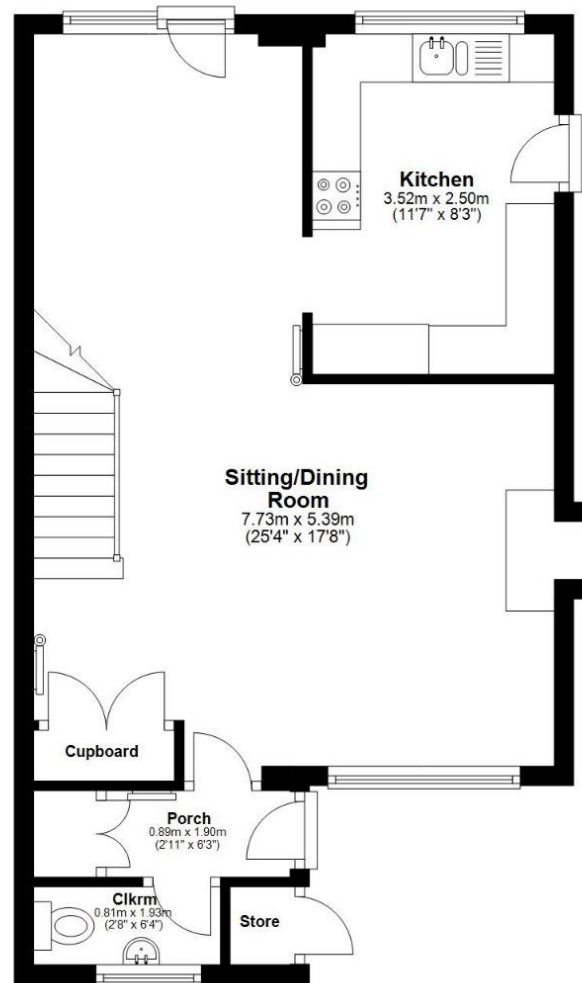
Tetbury is an historic Wool town situated within the Cotswold Area of Outstanding Natural Beauty. The town is known for its Royal association to HM King Charles III, who resides at nearby Highgrove House. It has a highly anticipated and well attended, annual Woolsack Race held each May on Gumstool Hill. 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.



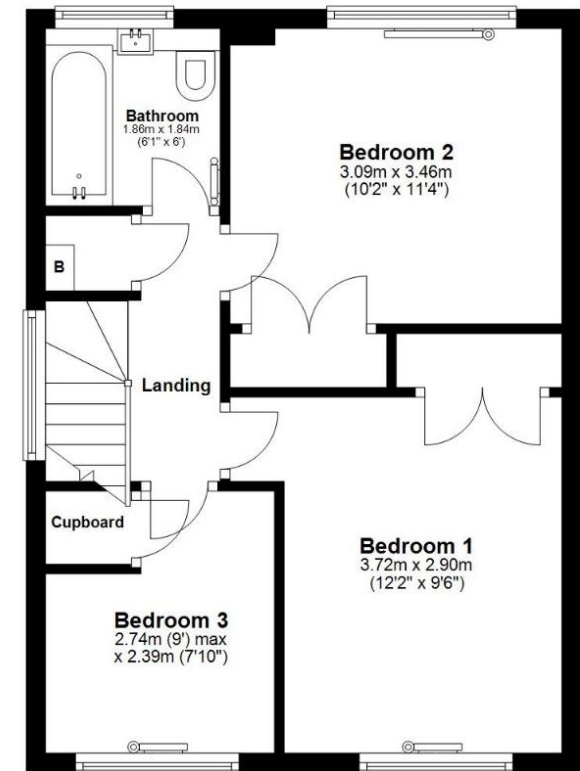
Ground Floor

Main area: approx. 46.2 sq. metres (497.6 sq. feet)
Plus garages, approx. 12.8 sq. metres (137.6 sq. feet)



First Floor

Approx. 40.8 sq. metres (439.3 sq. feet)



Main area: Approx. 87.0 sq. metres (936.9 sq. feet)

Plus garages, approx. 12.8 sq. metres (137.6 sq. feet)

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