

3 Lee Walk, Tetbury, Gloucestershire, GL8 8UX



A well-presented, three bedroom modern home with a westerly facing rear garden, off-street parking and a garage. Offered to the market with no onward chain.

Offers in Excess of £350,000

A modern three-bedroom terraced home situated within the Highfields development and within walking distance of the town centre. There is a westerly facing rear garden, parking and a garage.

Lee Walk sits in the heart of the Highfields development in Tetbury, an attractive collection of modern Cotswold properties built by Miller Homes from 2017 onwards. This mid-terrace property was completed in December 2018 and boasts modern necessities such as gas, dual zone controlled central heating, double glazing and modern bathroom suites, finished with stylish tiling. There is also a remaining NHBC Warranty.

The ground floor is commenced by a welcoming entrance hall, with an adjacent W.C plus stairs rising to the first floor. The kitchen sits at the front of the property featuring a range of modern fitted units with integrated appliances. Across the rear of the ground floor is an open-plan sitting and dining room, with French doors opening into the rear garden and a useful storage cupboard under the stairs.

On the first floor are two double bedrooms, and a single. The master is accompanied by an en-suite shower room and fitted wardrobe, whilst bedrooms two and three are serviced by a family bathroom, including a shower over the bath.

The rear garden is westerly facing, so is a great sunny space in the afternoon and evening. A patio area leads directly out from the house, with the remainder laid to lawn with planted borders to all sides. A rear access gate leads to the parking and garage.

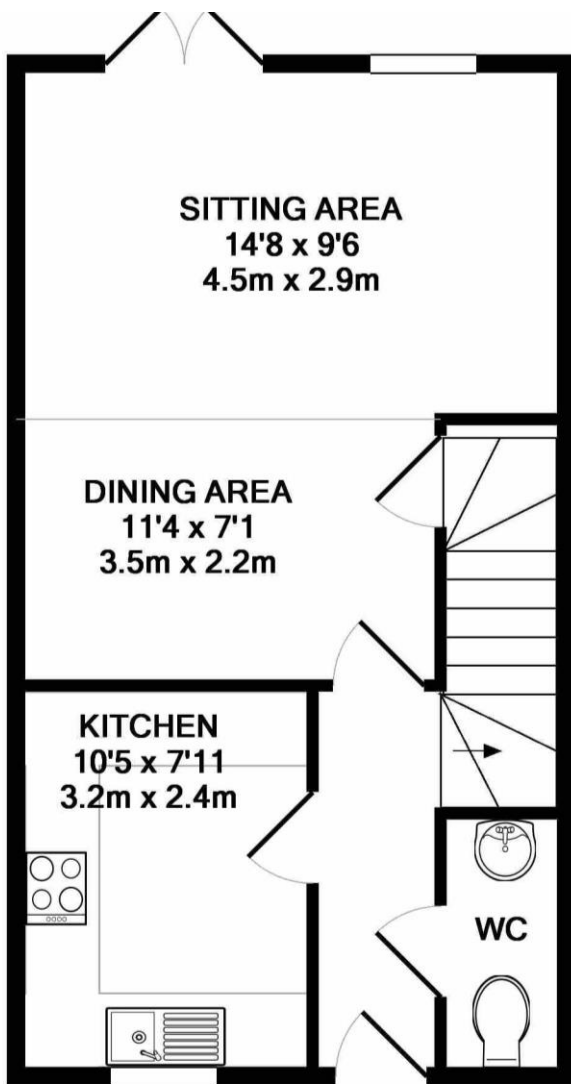
We understand the property is connected to all mains services: gas, electricity, water and drainage. Council tax band C (Cotswold District Council).

The Highfields development is subject to an annual maintenance charge which contributes to the upkeep of the communal areas.

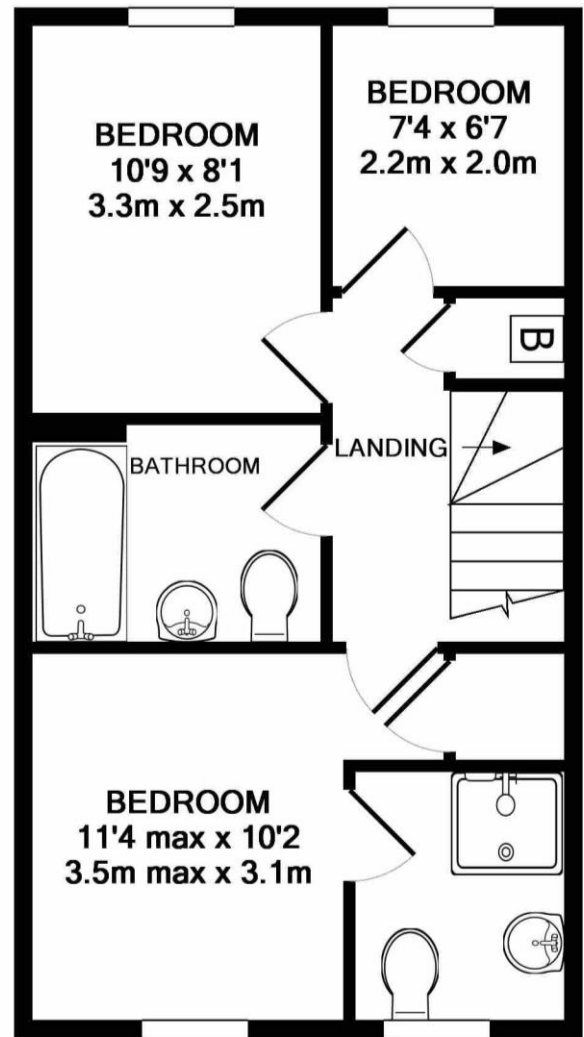
EPC – B(85).







GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 818 SQ.FT. (76.0 SQ.M.)

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 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.

Important Notice

Hunter French, their clients and any joint agents give notice that:

1. They have no authority to make or give any representation or warranties in relation to the property. These particulars do not form part of an offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Hunter French have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise

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