

hunter
french



15 Clarrie Road, Tetbury, Gloucestershire, GL8 8EW

A fantastic opportunity to acquire a three-bedroom home in need of modernisation on a popular residential road in Tetbury's suburbs. Offered to the market with no onward chain.

15 Clarrie Road is a semi-detached home situated in a peaceful cul-de-sac forming part of a development understood to have been built in the early 1980's. Its position is to the northern side of the town centre and within level walking distance of the nearby Tesco supermarket and both primary and secondary schools. The property is arranged across two floors reaching approximately 963sq.ft, and offers great potential to modernise and extend, subject to the relevant permissions.

The property is entered via a partially glazed porch which leads into the entrance hallway. From here stairs rise to the first floor and doors lead into the sitting room, downstairs cloakroom and kitchen, as well as a useful understairs store cupboard. The sitting room is at the front of the property and boasts a great amount of natural light due to the picture window that looks out over the front garden. A feature fireplace sits centrally within the sitting room, and an archway leads into the dining room which sits to the rear of the house and has further access into the conservatory. Another door from the dining room leads back around to the kitchen, which is fitted with wall and base units and has a serving hatch to the dining room. There is an integrated electric oven and gas hob, plus space for freestanding appliances such as a fridge/freezer and plumbing for a washing machine.

Rising up the stairs to the first floor there are three bedrooms; two of which are of double in proportion and benefit from built-in wardrobes, and a single bedroom which could also be used as a study/home office. The bathroom completes the accommodation and has a shower over the bath, W.C and wash basin.

Externally there is a lawned garden to the rear which enjoys a southerly aspect and features mature planted beds and borders to all sides, along with a small patio area. With some landscaping this could be a lovely space to entertain and enjoy the summer months. There is a pedestrian door into the rear of the single garage, which has power, lighting and an up-and-over door into the driveway. To the front of the property the driveway has space for two vehicles to park comfortably, along with a further garden area that is laid to lawn.



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 freehold.

EPC – To follow.

Agents Notes;

This property is being sold on behalf of a corporate client. It is marketed subject to obtaining the grant of probate and must remain on the market until contracts are exchanged. As part of a deceased's estate it may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect your buying decision.

Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order.

Tetbury is an historic wool town situated within the Cotswold Area of Outstanding Natural Beauty. The town is known for its Royal connection to HM King Charles III, and his association to 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.

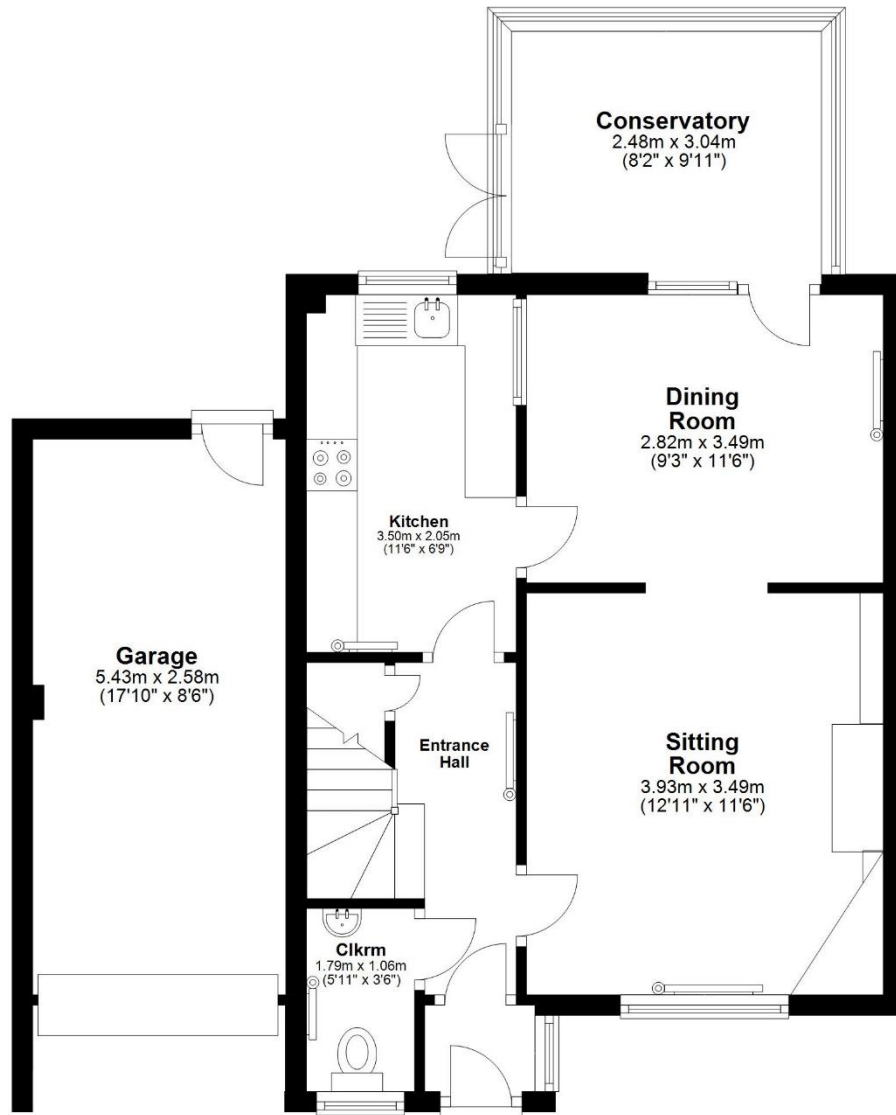
Guide Price £365,000



EPC...

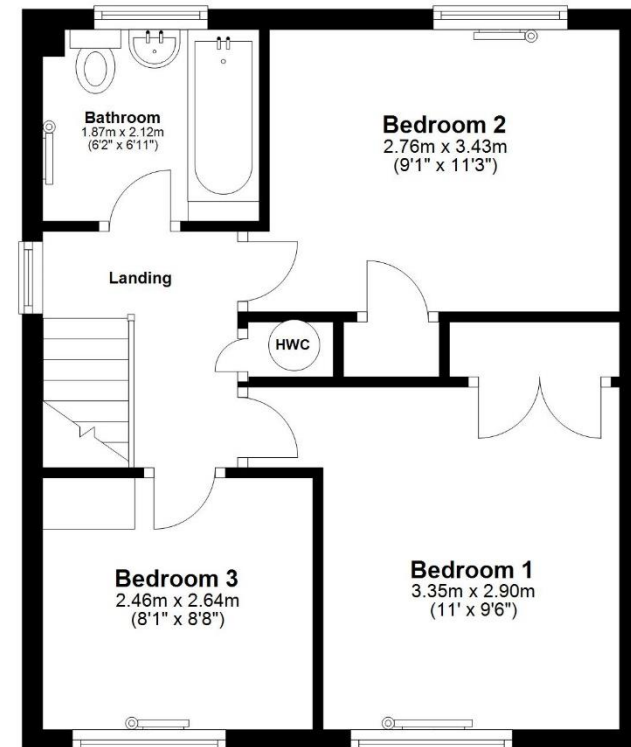
Ground Floor

Main area: approx. 50.9 sq. metres (547.6 sq. feet)
Plus garages, approx. 14.0 sq. metres (150.8 sq. feet)



First Floor

Approx. 38.7 sq. metres (416.2 sq. feet)



Main area: Approx. 89.5 sq. metres (963.7 sq. feet)
Plus garages, approx. 14.0 sq. metres (150.8 sq. feet)

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