

hunter  
french



Flat 2, 4 Long Street, Tetbury, Gloucestershire, GL8 8AQ

A fantastic opportunity for a first-time buyer or investment purchaser to acquire a two-bedroom town centre apartment, with up-to-date documentation in place for letting. Offered to the market with no onward chain.

This bright and light filled apartment is situated on the second floor of a period property on Long Street, which is found in the heart of Tetbury's historic town centre. The property enjoys sash windows and generous ceiling heights, as well as hard flooring laid throughout the accommodation. The front door opens onto the open-plan reception and kitchen area. Here there is space for a sitting area along side the kitchen, which benefits an excellent selection of fitted wall and base units arranged into a 'U' shape, that also includes a breakfast bar. There are integrated appliances that include an under counter fridge, freezer, dishwasher and washing machine. A window at the kitchen end has a southerly facing, rooftop view that includes the spire of St Mary's Church.

The property features two bedrooms, both of which are situated to the front of the property and have a large sash window each letting in a great amount of light and look out over the charming town centre. The main bathroom completes the accommodation comprising a shower cubical, W.C and a wash basin.

The apartment is accessed via a communal entrance hallway, with two flights of stairs to reach Flat 2.

The property is connected to mains services including WiFi, gas, electricity, water and drainage. Council tax band B (Cotswold District Council). The property is leasehold with 972 years remaining and a service charge of £75 is payable per calendar month.

EPC – C(69).



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.

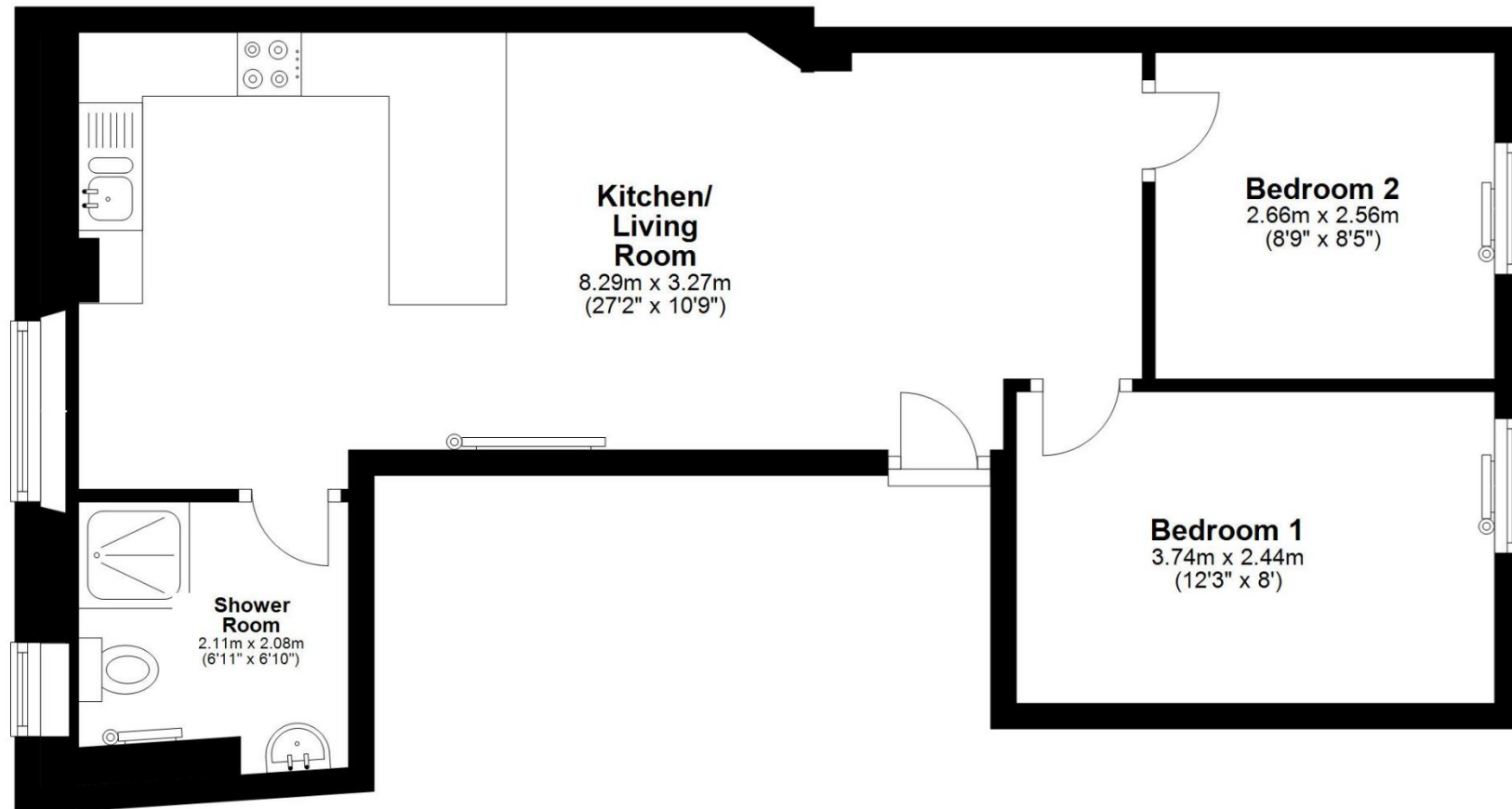
Guide Price £179,950



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

# Ground Floor

Approx. 48.3 sq. metres (520.3 sq. feet)



Total area: approx. 48.3 sq. metres (520.3 sq. feet)

Tetbury Office  
2 London Road  
Tetbury  
GL8 8JL

Town and Country Specialists

01666 505068  
tetbury@hunterfrench.co.uk  
www.hunterfrench.co.uk

