

hunter
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5 Brays Avenue, Tetbury, Gloucestershire, GL8 8TL

This fantastic three-bedroom townhouse situated within the modern Highfields development, on the northern outskirts of Tetbury. Benefitting from off-street parking and remaining NHBC.

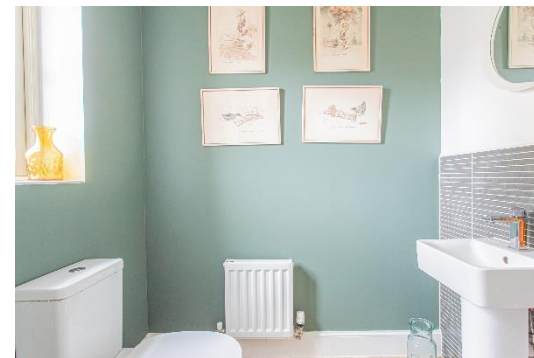
Brays Avenue is situated centrally within the modern Cotswold development of Highfields that is positioned on the northern outskirts of Tetbury. The property completed construction in 2018 and comprises well-appointed accommodation set across three floors, reaching approximately 1200sq.ft, and finished throughout to a tasteful and neutral décor.

This property boasts a spacious and welcoming entrance hallway with access to the kitchen/living room, a handy downstairs cloakroom and stairs that rise to the first floor. The kitchen/living room is a fantastic open-plan social space that is a natural hub of the home providing areas for both seating and dining with the addition of a feature panelled wall along one side. There are also French doors and full height windows that open out onto the rear garden, really allowing the garden to become an extension of the living space during the warmer months. The kitchen benefits from fitted wall and base units with white gloss doors, set into an 'L' shape providing generous storage. Integrated appliances consist of a gas hob, electric fan assisted oven and a fridge freezer. There is also space and plumbing for a washing machine and dishwasher. Completing this space is a useful understairs cupboard that provides further storage.

The first-floor accommodation is set around a landing which has further stairs to the top floor, and a window to the front lets in lots of natural light. At the rear is the sitting room, which has a large window and there is ample space for sofas and furniture. The main bathroom sits centrally within this floor and comprises a white suite with a bath with mixer tap and shower fitting, W.C and a wash basin. Bedroom three completes the first floor which is of single size, but currently used as a home office and would make a great nursery if required.

Rising up to the second floor are two double bedrooms. The main bedroom is to the rear of the property and benefits from fitted wardrobes and an accompanying contemporary en-suite shower room. Bedroom two is found to the front and has two fitted cupboards.

Externally there is a rear level garden. This has been upgraded with raised beds to both sides with artificial turf and a patio terrace. There is rear access found at the end of the garden leading back around to the front. Beside the terrace of three properties is a garage and driveway that accompanies the house.



We are advised that the property is connected to all mains services; gas, electricity, water and drainage. The property is freehold. Council tax band C (Cotswold District Council).

Highfields is subject to an annual service charge for the maintenance of the communal areas around the development.

EPC – B (86).

Tetbury is an historic Wool town situated within the Cotswold Area of Outstanding Natural Beauty. The town is known for its Royal association to HRH The Prince of Wales, 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.

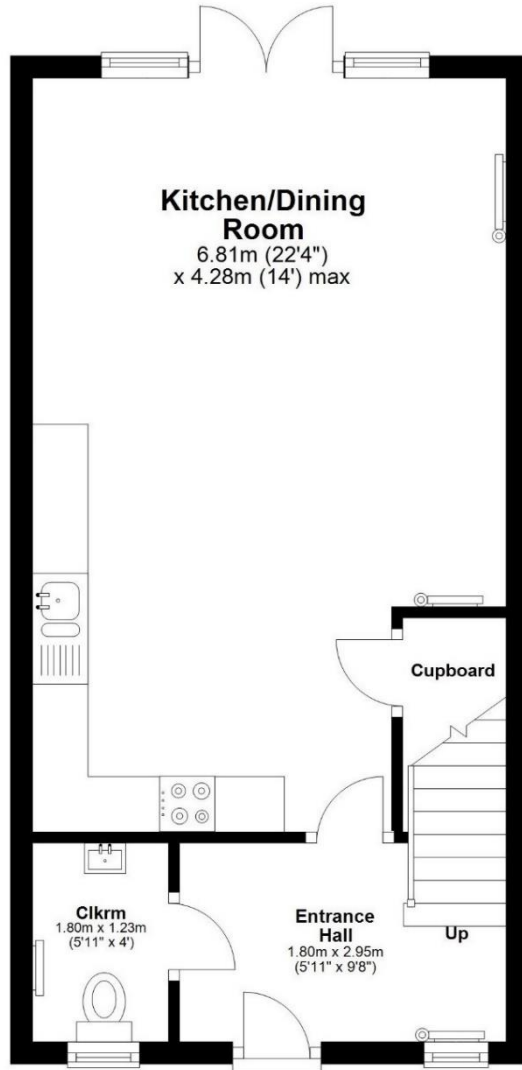


Guide Price £425,000



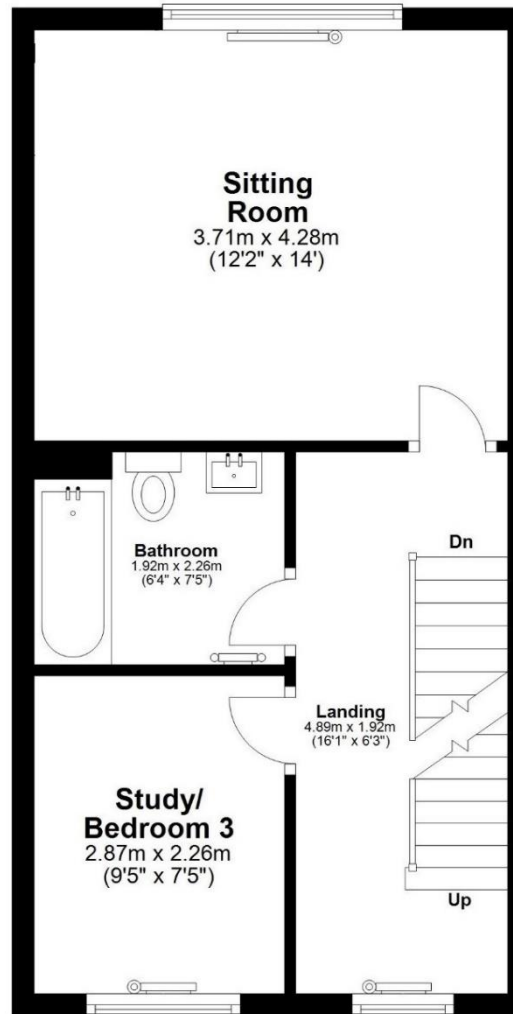
Ground Floor

Approx. 37.2 sq. metres (400.9 sq. feet)



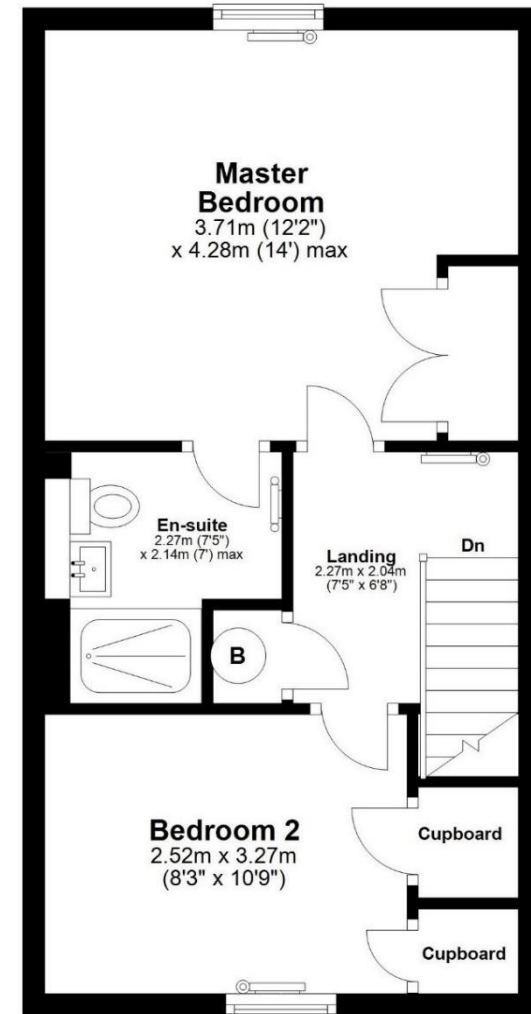
First Floor

Approx. 37.2 sq. metres (400.9 sq. feet)



Second Floor

Approx. 37.2 sq. metres (400.9 sq. feet)



Total area: approx. 111.7 sq. metres (1202.7 sq. feet)