

hunter
french



13 Highfield Road, Tetbury, Gloucestershire, GL8 8BD

A much-loved and well-maintained home positioned in a small cul-de-sac that is well placed for all the towns amenities and both schools.

This semi-detached home has been home to the current owner for over thirty years and been very well loved and maintained during these years, however now looking for a new family to call it their own. Highfield Road is within a short walk of both the primary and secondary schools, as well as the town centre and further amenities which are all within walking distance. The accommodation has three bedrooms and offers great scope for alterations, subject to the relevant permissions.

Entering via the front door leads into the welcoming hallway. Here are stairs that rise to the first floor as well as doors to the sitting room and the kitchen/dining room. The sitting room sits to the front of the property has a focal gas fireplace sitting centrally within the room and large window letting in plenty of natural light. To one corner of the room a glazed door flows into the dining area, which is open plan to the kitchen. The kitchen is fitted with a range of modern wall and base units, finished in light laminated worktops. There is an integrated electric oven, gas hob and extractor hood, plus an undercounter fridge. There is the added benefit of a walk-in pantry to one end of the room that fitted with shelving. Beside the kitchen is a fantastic utility room with fitted cupboards and plumbing for a washing machine and a cloakroom. There are two further storage cupboards and loft access from the walkway, as well as a door leading through to the rear garden and through to the front of the house.

Rising up to the first floor are three generous sized bedrooms; two doubles and a large single, and a family bathroom. The landing has an airing cupboard housing the hot water cylinder and access to the loft via a ceiling hatch. The family bathroom comprises a white suite with an electric shower over the bath, plus a pedestal wash basin and a W.C.

Externally the property benefits from generous gardens to both the front and rear. The front has a lawn area with flower borders to all sides, plus a pathway to the front door and a driveway to the opposite side. The rear garden is also well-maintained and enclosed by fencing. It is mainly laid to lawn with a pathway running through the centre to the shed at the end of the garden. There is also a patio area directly outside the rear of the house.



EPC – E(44)

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

Agents Note - Under the terms of Section 157 of the Housing Act 1985, a purchaser will need to meet certain criteria to qualify. Please contact the office for more information.

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, antique shops, pubs and restaurants. Essential amenities such as a supermarket, primary and secondary schools, 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.

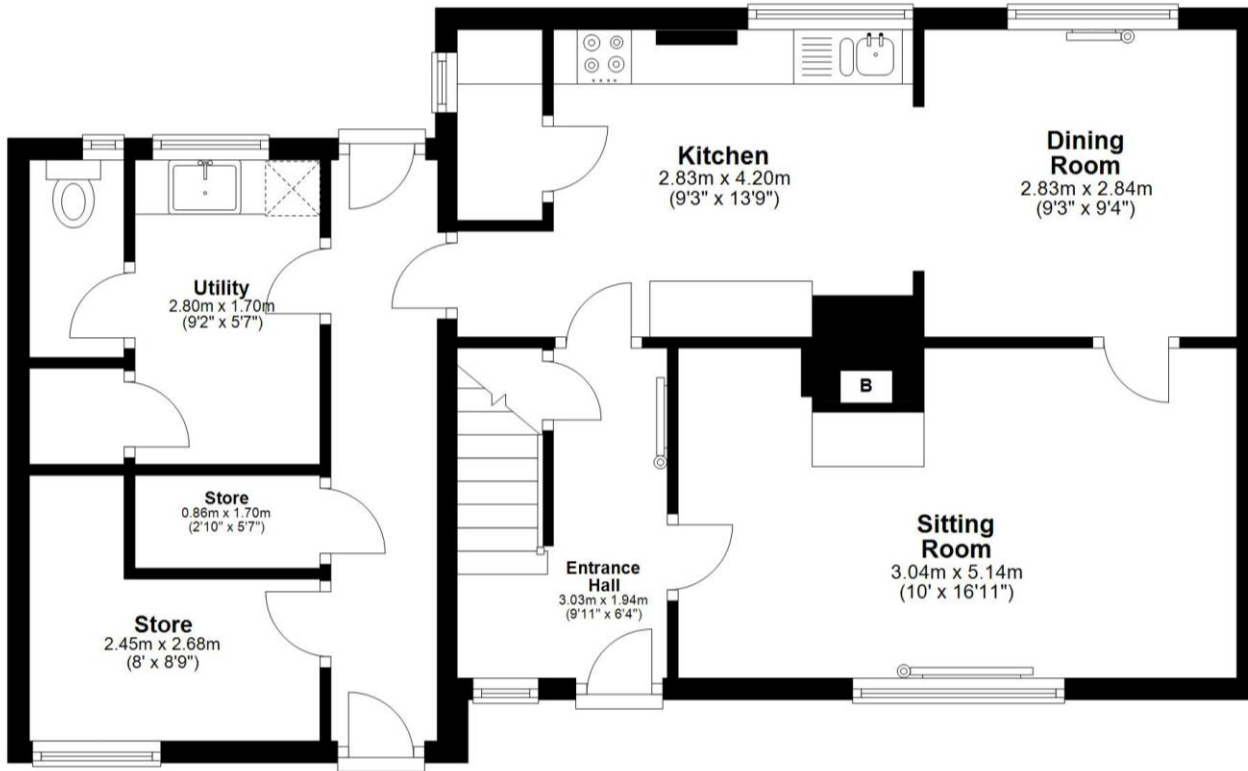


Guide Price £335,000



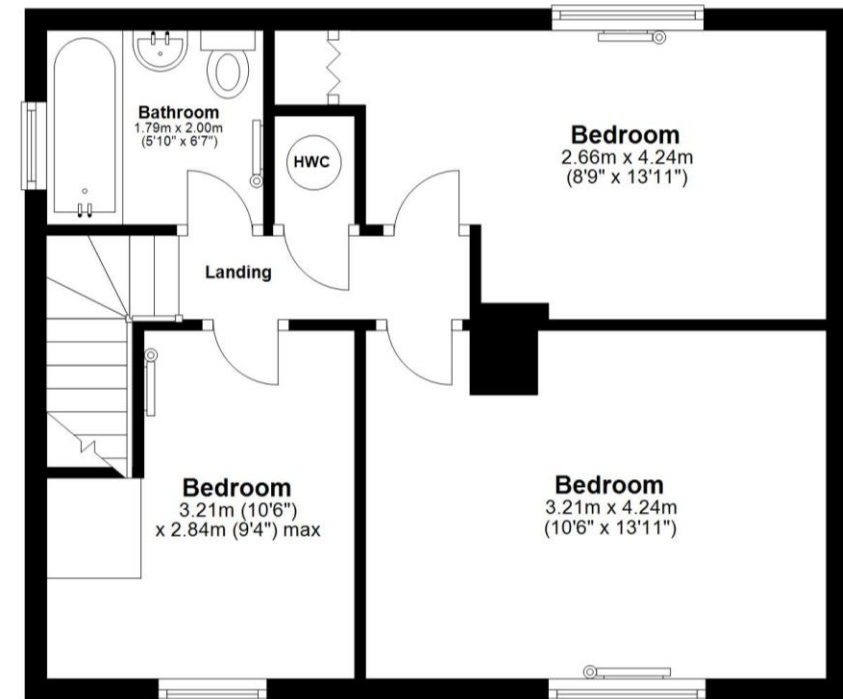
Ground Floor

Approx. 63.8 sq. metres (686.5 sq. feet)



First Floor

Approx. 42.7 sq. metres (459.1 sq. feet)



Total area: approx. 106.4 sq. metres (1145.6 sq. feet)

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