

hunter
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3 Old Ilsom Farm Road, Tetbury, Gloucestershire, GL8 8RZ

This well presented two-bedroom end of terrace home is situated towards the northern outskirts of Tetbury and benefits from off street parking and remaining NHBC warranty.

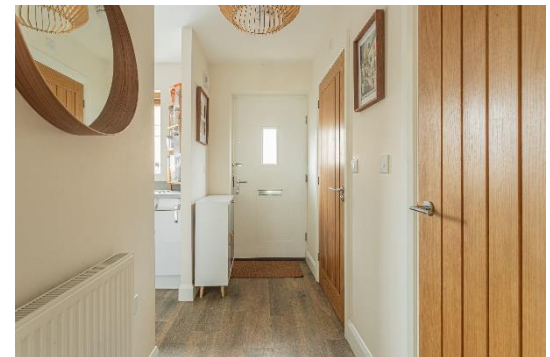
Old Ilsom Farm Road forms part of the Regency Walk development which is an attractive cul-de-sac of just a handful of modern Cotswold homes. These homes were constructed by award winning Lioncourt Homes in 2020 and positioned in a favourable location within walking distance of the town as well as steps away from walks into the Gloucestershire countryside.

The property is entered via the cottage style front door into a welcoming hallway with access to the kitchen, living room, cloakroom and a useful under stairs storage cupboard. The kitchen is positioned to the front of the house and is fully fitted in a 'U' shape with a range of contemporary style, white wall and base units and finished in a grey worktop. Integrated appliances include a washing machine, dishwasher, fridge/ freezer, electric oven and a gas hob with an extractor fan above. The fantastic living space is situated across the rear of the property and enjoys French doors opening to the private rear garden. This room is filled with natural light and there is plenty of space for both seating and dining areas. The whole of the ground floor has been finished in a wooden effect Amtico flooring and stairs to the first floor are accessed from the living room.

A spacious, part galleried landing area provides access to two double bedrooms and the principal bathroom. The master bedroom is found to the rear of the property and stretches the width of house offering a generous sized bedroom with plenty of space for bed and accompanying furniture. This room has two windows overlooking the rear garden as well as an extra built-in cupboard over the stairs. The principal bathroom is a contemporary finished space comprising a white suite with a shower over the bath. There is access to the loft from the landing.

Externally, this property benefits from a wonderful private rear garden enclosed by feather-board fencing and a side access gateway. The majority is laid to lawn with a planted border around three sides, and there is a good-sized patio terrace directly across the rear of the property with a handy shed/bike store. To the front of the property is off-street parking for two vehicles, along with a shrub border running across the front of the house.

The property is connected to mains services of gas, electricity, drainage and water. The property is freehold. Council tax band C (Cotswold District Council).



The property is subject to an annual service charge for the upkeep of the development. We are told the service charge is a fee of £195 paid bi-annually.

EPC – B (83).

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.

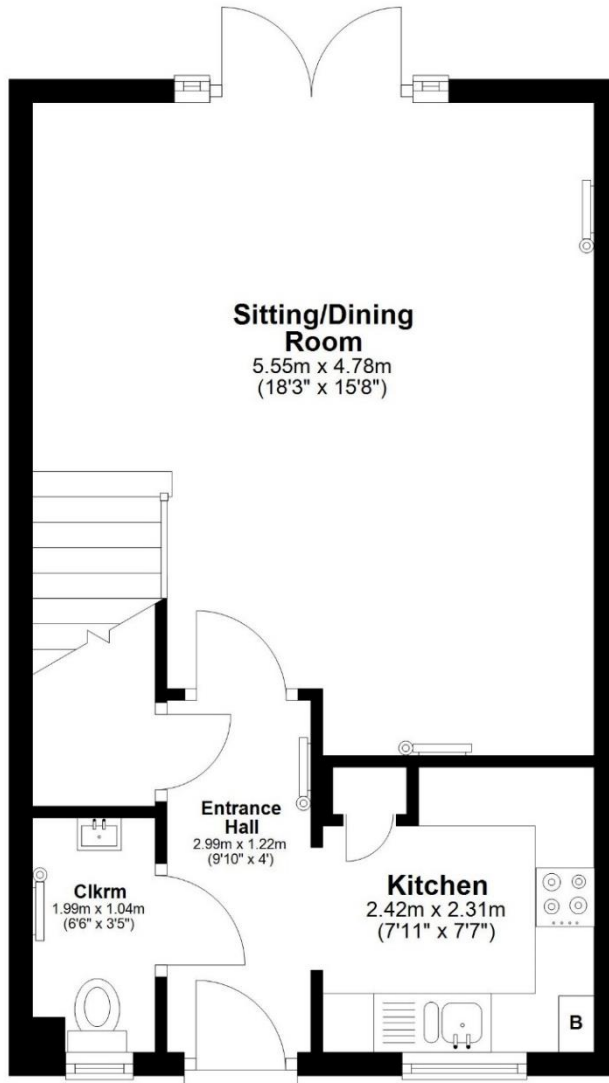
Kemble station, a mainline to London Paddington, can be reached just c.7 miles North, and both the M4 and M5 are equidistant to the south and west, respectively, giving convenient transport links to Bath, Bristol and London.

Guide Price £325,000



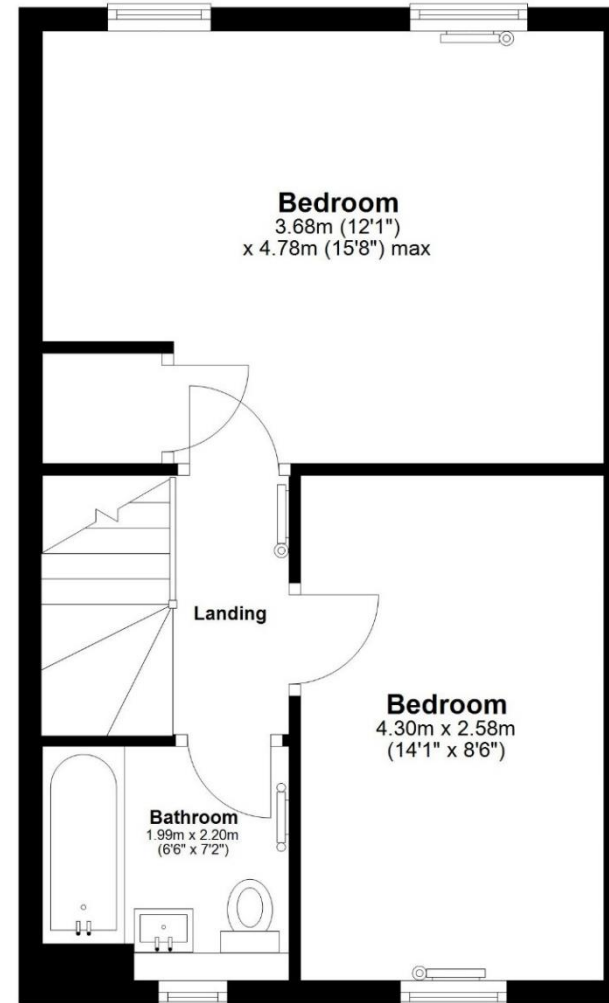
Ground Floor

Approx. 38.6 sq. metres (415.1 sq. feet)



First Floor

Approx. 38.8 sq. metres (417.3 sq. feet)



Total area: approx. 77.3 sq. metres (832.4 sq. feet)