

hunter
french



7 Beech Tree Gardens, Tetbury, Gloucestershire, GL8 8TR

A beautifully presented two-bedroom semi-detached home set within a small cul-de-sac close to the town centre with a landscaped garden and off-road parking.

Beech Tree Gardens is situated in a super position, just a short walk of both the town centre as well as Tesco supermarket. It is a small cul-de-sac of just a handful of houses understood to have been built in the 1990's. This particular home has been lovingly presented and updated by the current owner and offers turnkey accommodation for the next owner to move straight into.

The front door opens into an entrance lobby which is very useful for coat and shoe storage, and a glazed door leads into the welcoming sitting room. The sitting room has a window to the front of the property and stairs at the far end rising to the first floor. At the rear of the property the contemporary kitchen opens into the conservatory, which was an addition by the current owner, and this combined space is the real heart of the home and filled with natural light. The impressive kitchen itself has an excellent range of base and wall cabinets with all the necessary appliances being integrated including a dishwasher, washing machine, double oven and a hob with an extractor hood above. The conservatory area can be enjoyed throughout the year as it is fully insulated including an insulated roof. From here views across the rear garden can be enjoyed and can be accessed through French doors.

Upstairs the master bedroom sits at the rear of the house and has useful built-in wardrobes. There is a further bedroom at the front of the property which has a full wall of built in wardrobes with sliding doors. The stylish bathroom has a white suite comprising a bath with shower over, a wash hand basin set into a vanity unit, a low-level WC and heated towel radiator, and the room is finished with neutral tiling along two walls.

Externally, the rear garden has been very practically and beautifully landscaped to provide a low maintenance space. There is a patio terrace off the house with an artificial lawn surrounding two sides, and there is a high raised terrace that borders the lawn with gravelling to place pots. Beside the house is a further area of garden which is a great space for a garden store and a side gate to the driveway. The property also benefits both a hot and cold outside tap. The side and front of the property have been block-paved and provides off-street parking.



We understand the property is connected to all mains services: gas, electricity, water and drainage. Council tax band B (Cotswold District Council).

EPC – C (72).

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's country home is nearby Highgrove House. 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.

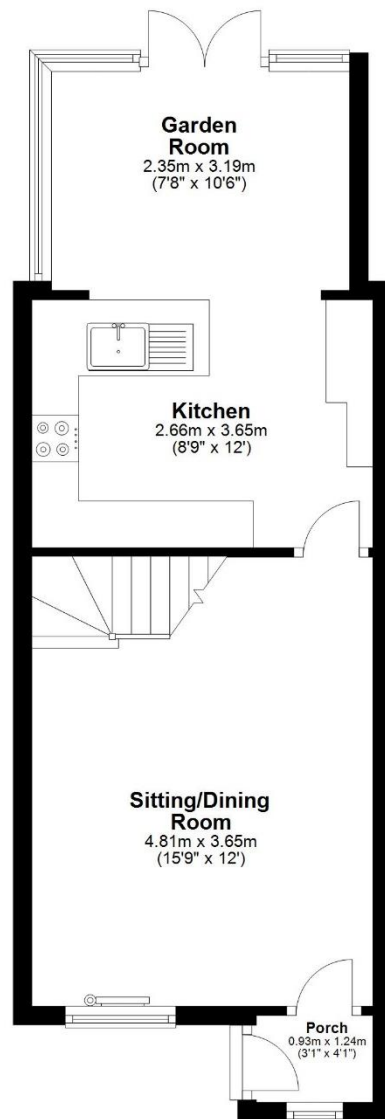


£325,000



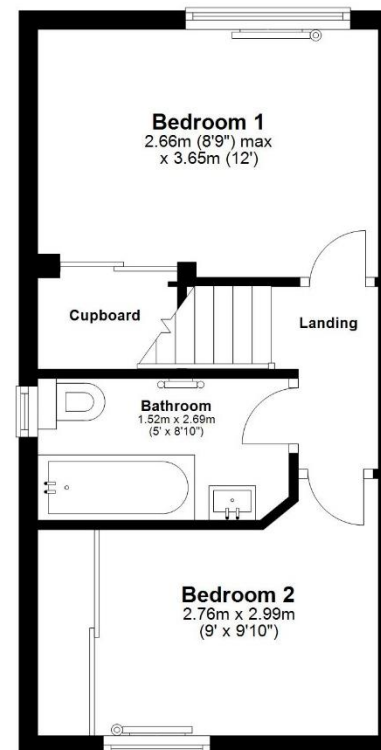
Ground Floor

Approx. 36.7 sq. metres (394.6 sq. feet)



First Floor

Approx. 27.6 sq. metres (296.8 sq. feet)



Total area: approx. 64.2 sq. metres (691.4 sq. feet)

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