

hunter
french



14 De Borg Close, Tetbury, Gloucestershire, GL8 8TW

A beautifully presented end-of-terrace home, a wonderful opportunity for an investor or a first time buyer.

De Borg Close forms part of the attractive Highfields development on the outskirts of Tetbury, which was built by Miller Homes. This particular property was completed in 2018 and has been under the same ownership since new, bought as part of the shared ownership scheme with Bromford Housing. The property is being sold with a 100% share. The accommodation is set across two floors and reached approximately 889sq.ft.

Entering via the front door leads into a welcoming entrance hallway which the owners have added some bespoke seating, shoe storage and a tongue and groove panelled wall with coat hooks too. There is also a useful downstairs cloakroom to the left-hand side adjacent to the stairs that rise to the first floor. The kitchen sits at the front of the property and benefits a collection of fitted wall and base units plus an integrated oven, gas hob and extractor hood. There is space for a fridge freezer and plumbing for a washing machine and dishwasher. Across the rear of the property is the living and dining room which has a twin aspect with a window and French doors open onto the garden. There is space for both sofas and a dining table and chairs within the room as well as a handy understairs store cupboard.

On the first floor is a landing that provides access to the three bedrooms, as well as a cupboard that houses the gas central heating boiler. Two of the bedrooms are comfortable sized doubles, the front featuring another twin aspect. The third bedroom is a good-sized single room but utilised as a study, currently allowing space to work from home. Centrally within the first floor is the bathroom, which comprises a white suite with a shower over the bath.

Externally there is a small area of planting at the front of the property with a paved path to the front door, attractively enclosed with traditional estate fencing. Ahead of this are two allocated spaces that come with the property. The rear garden has been wonderfully landscaped by the owners and incorporated a patio terrace plus an area of artificial grass with various planted borders. There is a timber storage shed at the far end beside a rear access gate.

We are informed the property is connected to all mains services; gas, electricity, water and drainage. Council tax band C (Cotswold District Council). The will be sold with 100% freehold.



EPC – B (84)

Tetbury is an historic wool town situated within the Cotswold Area of Outstanding Natural Beauty. The town is known for its Royal connection to HM King Charles III, and his association to 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.

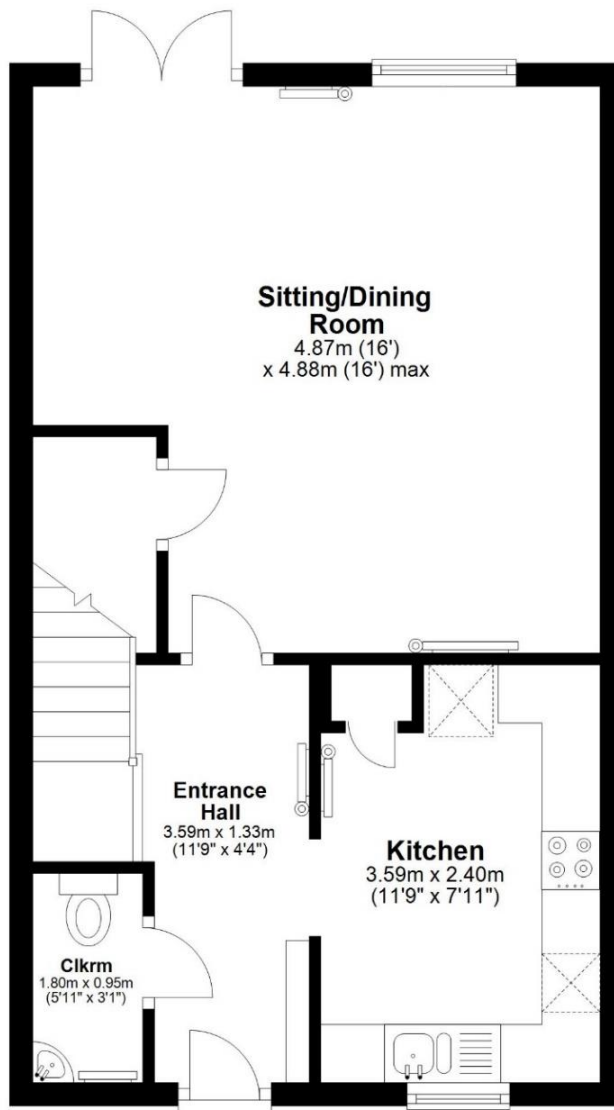
Kemble station, a mainline to London Paddington, can be reached just c.7 miles North, and both the M4 and M5 are equidistant to the south and west, respectively, giving convenient transport links to Bath, Bristol and London.

Guide Price £375,000



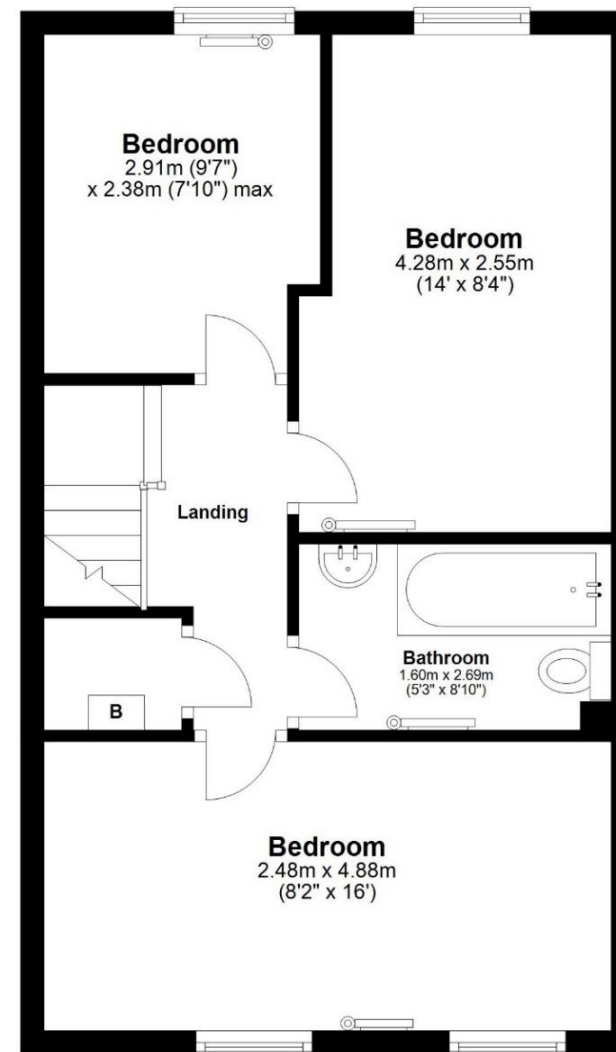
Ground Floor

Approx. 41.8 sq. metres (449.5 sq. feet)



First Floor

Approx. 41.8 sq. metres (449.5 sq. feet)



Total area: approx. 83.5 sq. metres (899.0 sq. feet)

Tetbury Office
2 London Road
Tetbury
GL8 8JL

Town and Country Specialists

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

