

hunter  
french



31 Havenhill Road, Tetbury, Gloucestershire, GL8 8TE



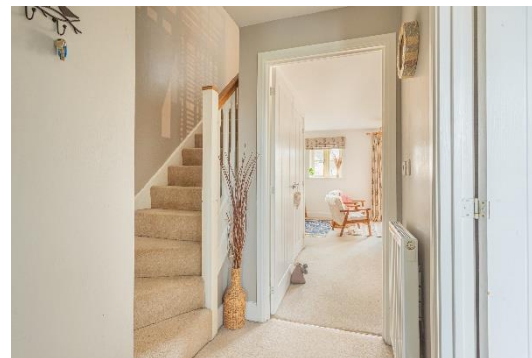
A well-presented, three-bedroom terraced home situated on the Highfields development towards the northern outskirts of Tetbury, enjoying a south facing rear garden, off-street parking and a single garage.

The Highfields development commenced construction in 2017 by Miller Homes and has been built in a very attractive and traditional Cotswold style. This particular home was part of the first phase and completed in 2017. The property still benefits from a remaining NHBC warranty and has been well-maintained since new by the current owners.

The accommodation is commenced via the front door that leads into the welcoming entrance hallway which has a handy downstairs W.C There is access from the hallway into the spacious kitchen area with a range of contemporary base and wall units and the expected built-in appliances including a gas hob, electric oven, fridge freezer and washing machine. The worktop is finished with a wooden effect top. The sitting/dining room is to the rear of the property and has space for a dining table and chairs along with sofas and tv unit. There are French doors that open onto the south facing garden which allows lots of natural light into the room. A useful understairs storage cupboard sits to one corner of the room.

Rising up to the first floor there are three bedrooms, two of which are of a double size and the third a single. The main bedroom is to the front of the property and has built-in storage and an accompanying en-suite shower room. Within the en-suite there is a shower cubical, W.C and wash basin. Bedroom two is another double size making a spacious guest room to the rear of the property and bedroom three sits adjacent to this room which would make a fantastic study or craft room. The main bathroom completes the first floor and comprises a bath, W.C and wash basin. This modern bathroom is partly tiled making it a low maintenance space.

Externally there are front and rear gardens. The front garden is bounded by a Cotswold stone wall and there is a footpath to the front door and a small lawned and shrub area to both sides. The rear garden benefits from a southerly facing aspect with an initial patio area from the double doors leading onto a further lawned area. There is a fence either side and the garden backs onto a neighbouring garage along with rear access. The property benefits from off-street parking for one car ahead of a single garage with a manual up and over door. This is a great space for further storage.





We are informed the property is connected to mains services such as; Gas, electricity, drainage and water. Council tax band C (Cotswold District Council).

The property is freehold and is subject to an annual service charge which can be paid on a monthly basis.

EPC - B (85).

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, 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.

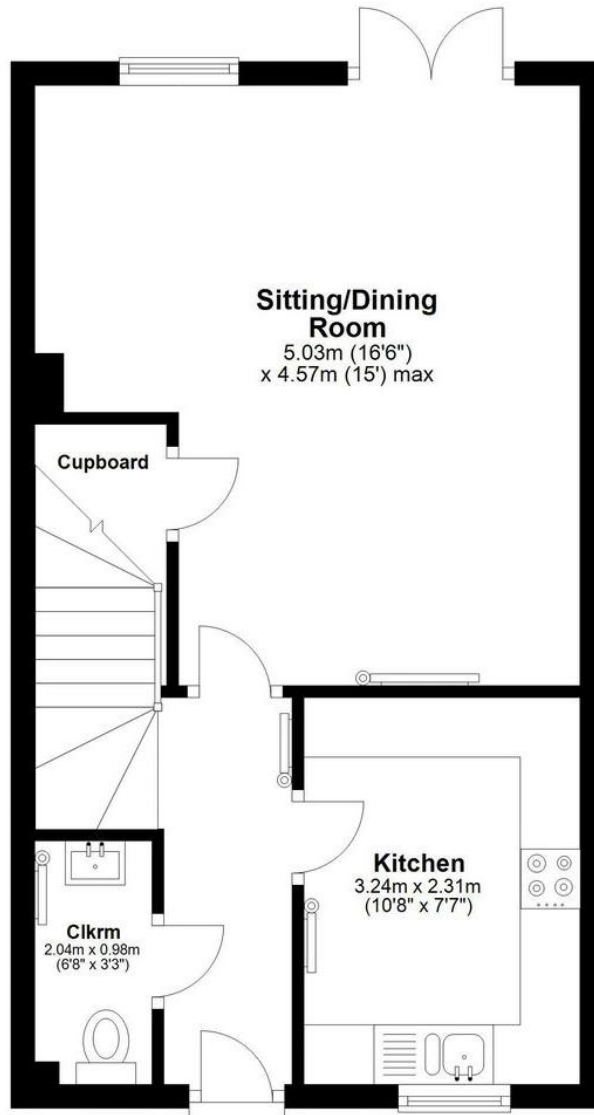


Guide Price £365,000



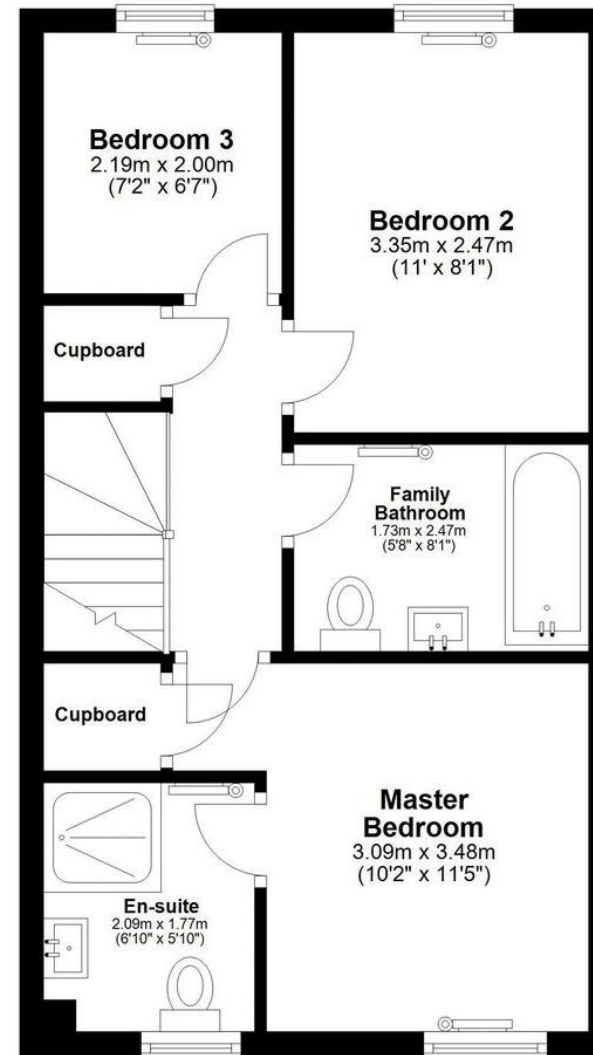
## Ground Floor

Approx. 38.3 sq. metres (411.8 sq. feet)



## First Floor

Approx. 38.3 sq. metres (411.8 sq. feet)



Total area: approx. 76.5 sq. metres (823.5 sq. feet)