

hunter
french



15 Sherwood Road, Tetbury, Gloucestershire, GL8 8BU

A three-bedroom end of terrace home situated a short stroll from the town centre, benefitting off-street parking and a westerly facing garden. In need of modernisation throughout and offered to the market with no onward chain.

Sherwood Road is part of a small development on the western outskirts of Tetbury, believed to have been built in the 1990's. This particular property extends in all to 701sq.ft and is positioned in a peaceful cul-de-sac location.

The property is entered into the hallway with a storage cupboard to the right-hand side and access to both reception rooms. The large kitchen/diner is to the left, with a range of wall and base units. There is space for a washing machine, cooker and fridge/freezer. A door leads on the rear garden from the kitchen and to the far side is space for a dining table and chairs. Back across the hallway is the sitting room. This has a large picture window overlooking the rear garden allowing plenty of natural light in. There is a fireplace with an electric fire positioned centrally in the room, and to the side of this room are the stairs leading to the first floor.

The first floor comprises three bedrooms and a family bathroom. Bedrooms one and two are of double size overlooking the rear garden and the third bedroom is a single, or great for a study/office or nursery. Completing this floor is the bathroom which is currently a wet room with an electric shower, W.C, wash basin and towel rail. Next to the bathroom is an airing cupboard with the hot water cylinder.

Externally, there is a small garden to the front of the property which is bordered with shrubs and slate shingle. The rear garden is enclosed by a stone wall and fenced to one side with gated side access. A patio area is directly along the rear of the house and the remainder of the garden is gravelled and bordered with mature shrubs and plants. There is off-street parking for one vehicle.

We understand the property is connected to all mains services, gas, electricity, water and drainage.

Council tax band C (Cotswold District Council). The property is freehold.



EPC – TBC

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.

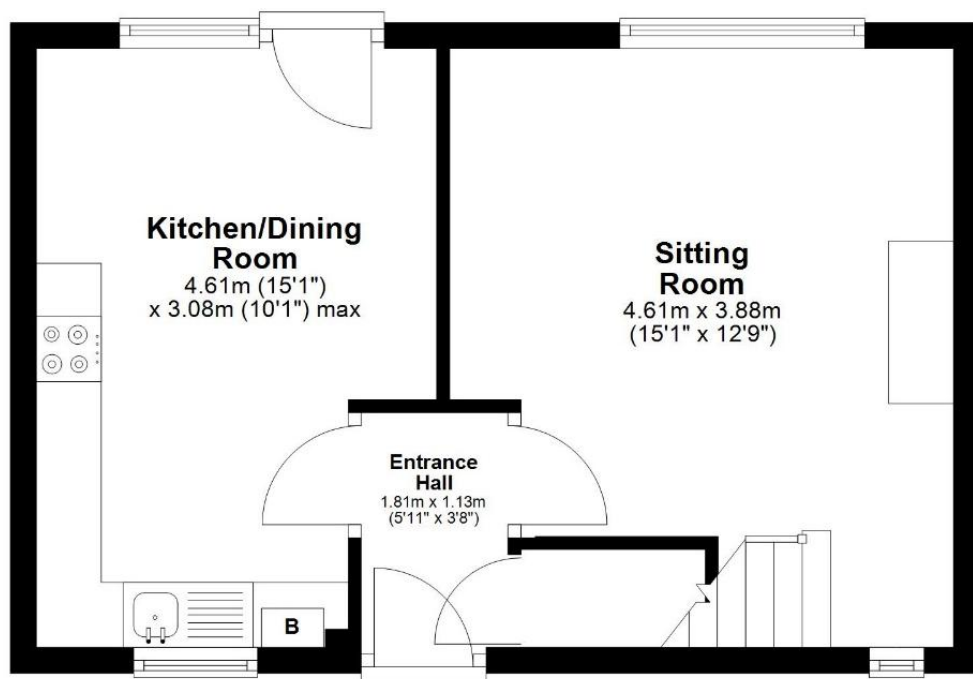
Kemble station, a mainline to London Paddington, can be reached just c.7 miles North, and both the M4 and M5 are equidistant to the south and west, respectively, giving convenient transport links to Bath, Bristol and London.

Guide Price £300,000



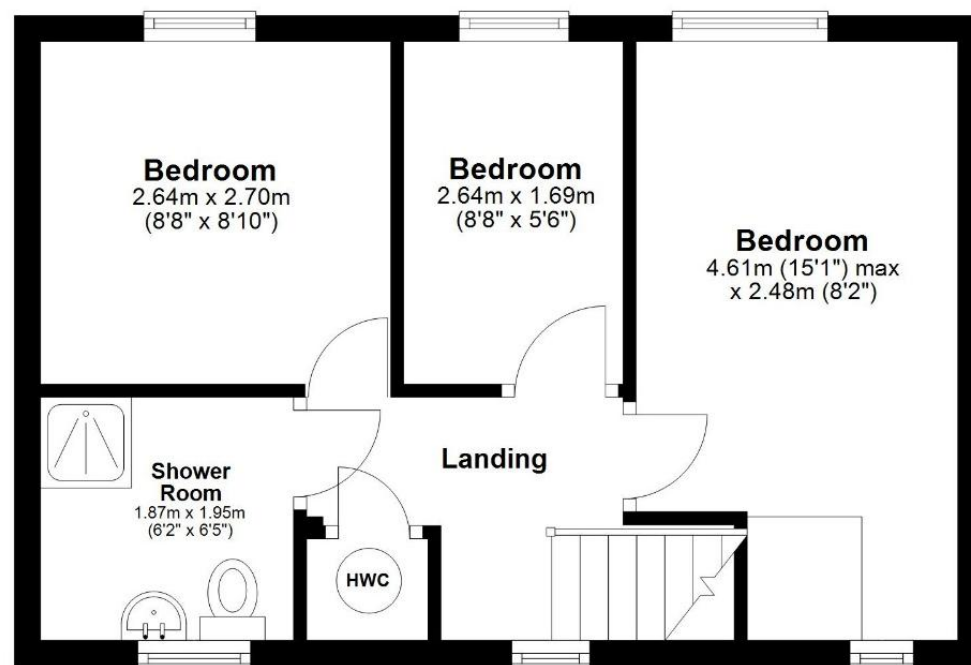
Ground Floor

Approx. 32.6 sq. metres (350.5 sq. feet)



First Floor

Approx. 32.6 sq. metres (350.5 sq. feet)



Total area: approx. 65.1 sq. metres (701.0 sq. feet)

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