

hunter
french



7 Hodges Close, Tetbury, Gloucestershire GL8 8HL

An exciting opportunity to acquire, modernise and update a two-bedroom terraced home throughout. The property is situated in Hodges Close, just a short walk of the town centre and offered to the market with no onward chain.

Hodges Close is a mature cul-de-sac of homes believed to have been constructed in the 1980's. The property benefits from off street parking and a single garage. The property is located in a central yet peaceful location with a short level walk to the local shops and amenities.

The property is entered into via the welcoming entrance porch way. This is a fantastic space for shoes and coats before entering into the living accommodation. The sitting/dining room is generous in size and has been laid to a laminate wood effect flooring. Here there is ample space for sofas and dining table and chairs as well as plenty of natural light from the dual aspect windows. There is access to the kitchen area, stairs to the first floor and a door leading to the rear garden. The kitchen is made up of a range of wall and base units, with space for the expected appliances such as an oven, fridge freezer and washing machine. There is an integrated electric oven and hob.

Rising up the stairs to the first floor, is the landing area with access into all the rooms. To the right-hand side of the landing is the bathroom. This benefits from a toilet, wash basin and a walk-in shower. Two bedrooms accompany the bathroom. Bedroom two is to the rear of the property with views overlooking the garden. This room is a small double and benefits from built in storage. To the front of the property is the principal bedroom. This is a generous double size with built in storage and a cupboard over the stairs that houses the combi-boiler.

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

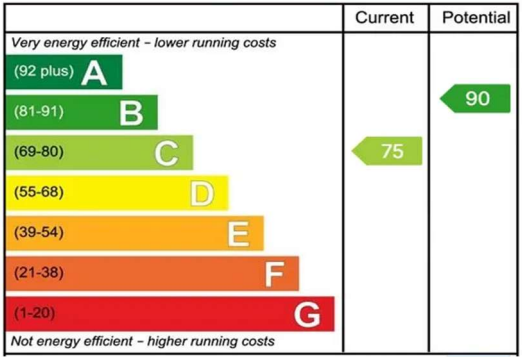
EPC - C (75).



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.

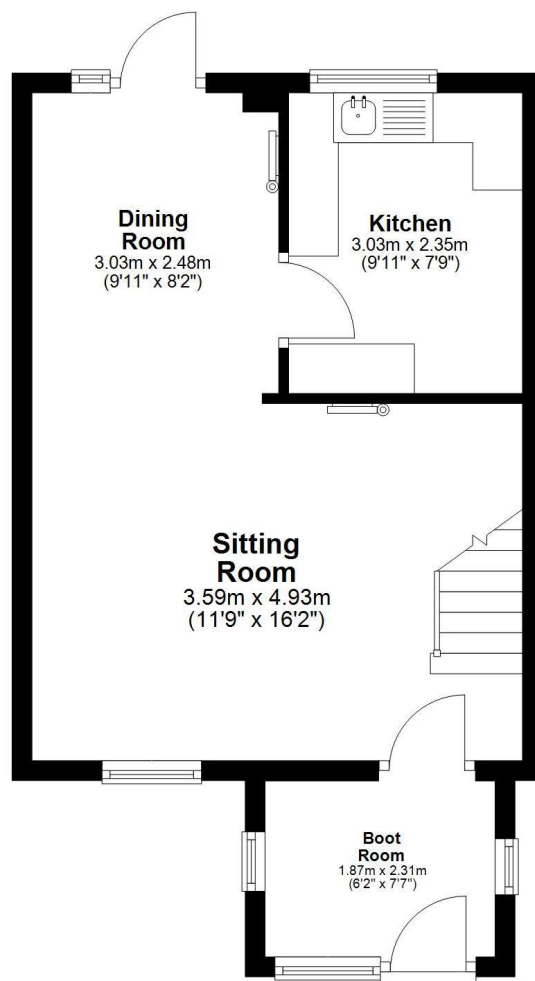
Kemble station, a mainline to London Paddington, can be reached just c.7 miles North, and both the M4 and M5 are equidistant to the south and west, respectively, giving convenient transport links to Bath, Bristol and London.

Offers Over £275,000



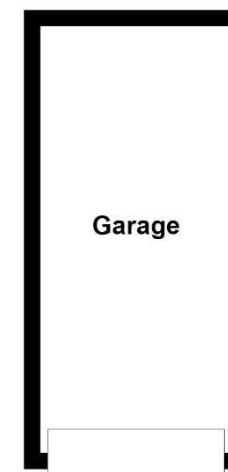
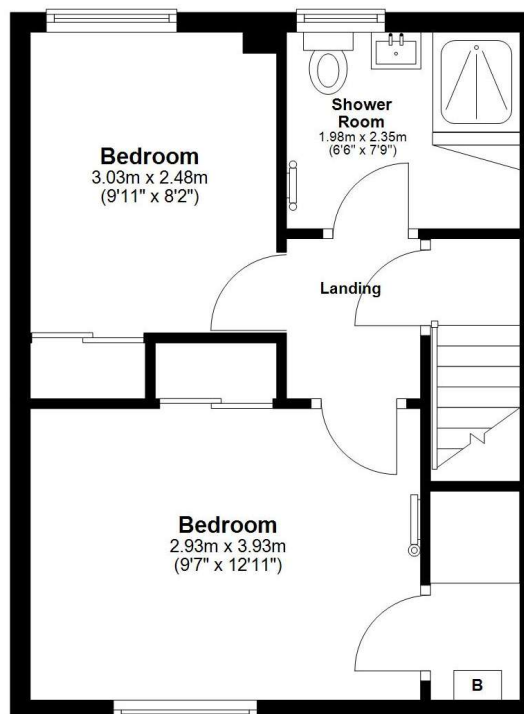
Ground Floor

Approx. 33.1 sq. metres (356.8 sq. feet)



First Floor

Approx. 33.1 sq. metres (356.8 sq. feet)



Total area: approx. 66.3 sq. metres (713.6 sq. feet)

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