



hunter
french

12 Chestnut Close, Tetbury, Gloucestershire, GL8 8LH

Situated in a peaceful cul-de-sac, this well-presented two-bedroom home offers comfortable living along with off-street parking, a single garage and a low-maintenance garden.

Chestnut Close is a quiet residential cul-de-sac, primarily comprising two and three-bedroom homes, believed to have been constructed in the 1980s. Its location enjoys a peaceful and private setting yet is within an easy walk of the town centre. This particular property is an ideal home for first-time buyers, downsizers or to purchase as a rental.

This home is entered via a practical entrance porch, providing space for coats and shoes before stepping into the main living area. The spacious open plan living and dining room features a window overlooking the front garden, as well as sliding glazed doors to the rear that lead into a conservatory. Wood effect laminate flooring is laid throughout the space providing easy upkeep. There is ample space for both seating and dining areas. The kitchen is well-equipped with contemporary wall and base units offering generous storage, along with an integrated fridge/freezer, electric fan-assisted oven, gas hob, and space and plumbing for a washing machine. Across the rear of the property is a conservatory that provides a delightful additional seating area, perfect for enjoying the garden in the warmer months. French doors open out onto a paved patio and low maintenance garden.

Upstairs, the main bedroom is a generous double and includes built-in storage as well as a cleverly converted over-stairs cupboard that now serves as a workspace. The second bedroom is a smaller size room, and offers flexible use as a guest room, nursery or an office. The main bathroom is fitted with a modern corner shower, toilet, and wash basin, and is finished in stylish tiling to the wet areas.

Externally, the fully paved rear garden is private and easy to maintain, with side access leading to the front of the property and a personnel door to the garage. The front garden is bordered by walling and a low-level fence and features a lawned area with mature shrubs, enclosed by a pedestrian gate. The property includes a single garage with lighting and ample storage, along with driveway parking in front of the manual up-and-over door.



We are told the property is connected to all mains services: water, gas, electricity, and drainage. Council Tax Band: C (Cotswold District Council) The property is freehold.

EPC Rating - C (72).

Tetbury is a historic wool town nestled within the Cotswold Area of Outstanding Natural Beauty. Renowned for its royal connections being home to HM King Charles III at nearby Highgrove House the town offers a wealth of amenities including independent boutiques, cafés, pubs, restaurants, a supermarket, and both primary and secondary schools.

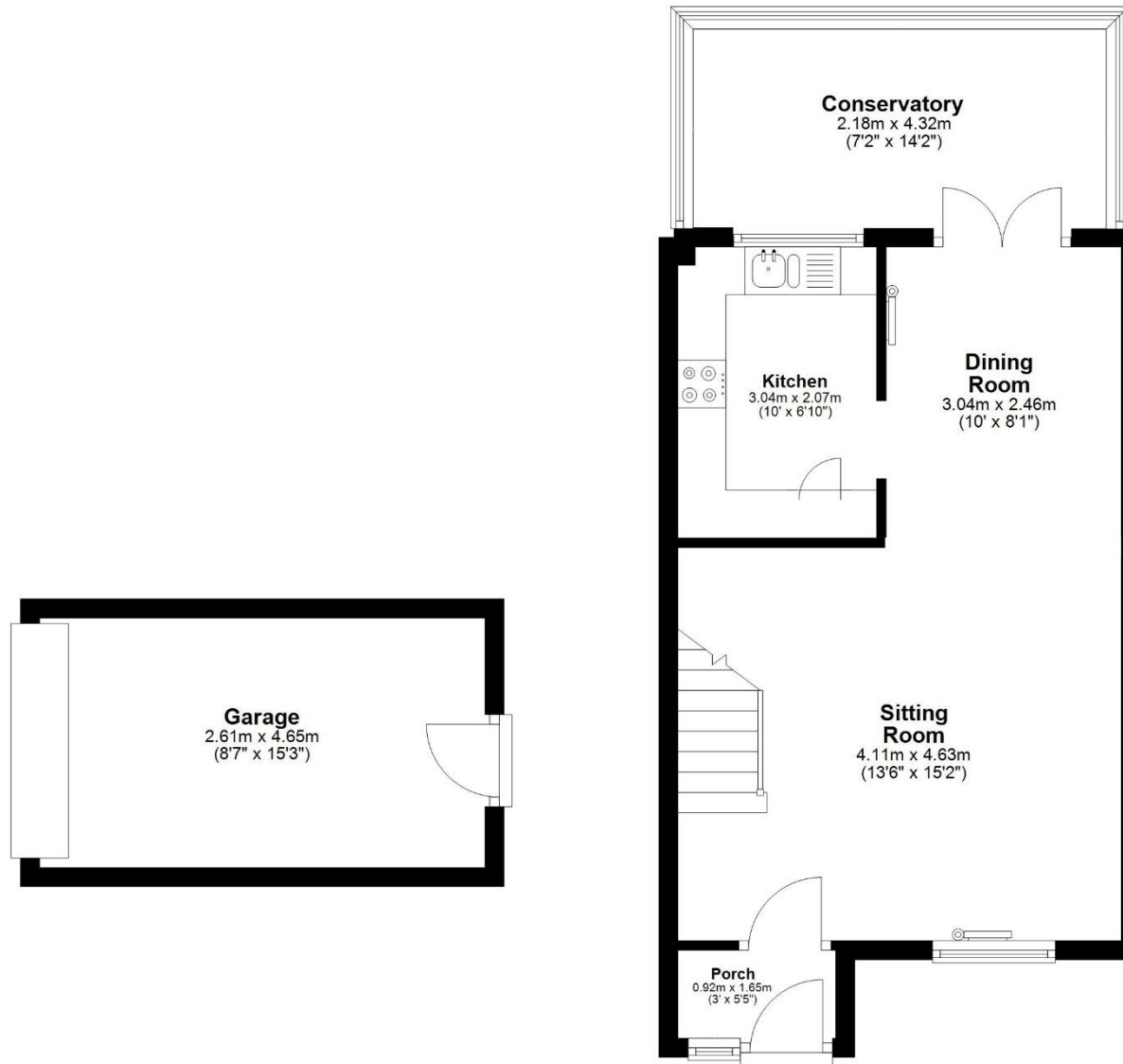
Excellent transport links are available with Kemble Station (mainline to London Paddington) just 7 miles north, and both the M4 and M5 motorways accessible to the south and west respectively providing convenient routes to Bath, Bristol, and London.

Guide Price £299,000



Ground Floor

Main area: approx. 45.1 sq. metres (485.0 sq. feet)
Plus garages, approx. 12.1 sq. metres (130.5 sq. feet)



Main area: Approx. 78.6 sq. metres (846.3 sq. feet)

Plus garages, approx. 12.1 sq. metres (130.5 sq. feet)

First Floor

Approx. 33.6 sq. metres (361.2 sq. feet)

