

hunter  
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26 Magdalen Road, Tetbury, Gloucestershire, GL8 8LG



A fantastic opportunity to acquire a three-bedroom semi-detached home situated in a peaceful cul-de-sac and offering super potential to modernise. Offered to the market with no onward chain.

Believed to have been built in the 1960s, this semi-detached property has been beautifully maintained by the current owner and now presents a buyer excellent potential for modernisation throughout. The property extends to approximately 1311sq ft and would make a wonderful family home or investment opportunity, situated in a well-regarded, residential cul-de-sac in Tetbury.

Entered via glazed sliding doors into a useful porch, ideal for coats and shoes, leads into the main entrance hallway. To the right, the sitting room features a stone surround open fireplace and a large south-facing picture window, allowing natural light to flood the space. This room flows into the dining area, which provides space for a table and chairs and connects to both the conservatory and kitchen. The kitchen is fitted with light coloured wall and base units and offers space for a freestanding cooker and fridge-freezer. From the kitchen there is access to a back lobby and utility area, plus a downstairs W.C, and an internal door to the single garage and a door to the rear garden.

Upstairs, a bright and airy landing leads to three bedrooms, two doubles with built-in storage, and a third single bedroom, ideal as a study or hobby room again with built in storage. The main bedroom enjoys a sunny south-facing aspect. The family bathroom features a corner bath, freestanding shower, basin, and W.C. On the landing there is an airing cupboard with plenty of shelving for linen and towels, this completes the first floor.

Externally, the property features well maintained gardens to the front and rear. The rear garden is level, with a patio area stretching the width of the house and the remainder is mainly laid to lawn with flower and shrub borders. The front garden also benefits from a lawned area and a driveway with space for two vehicles, leading to the garage.

EPC – D (64).





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

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.

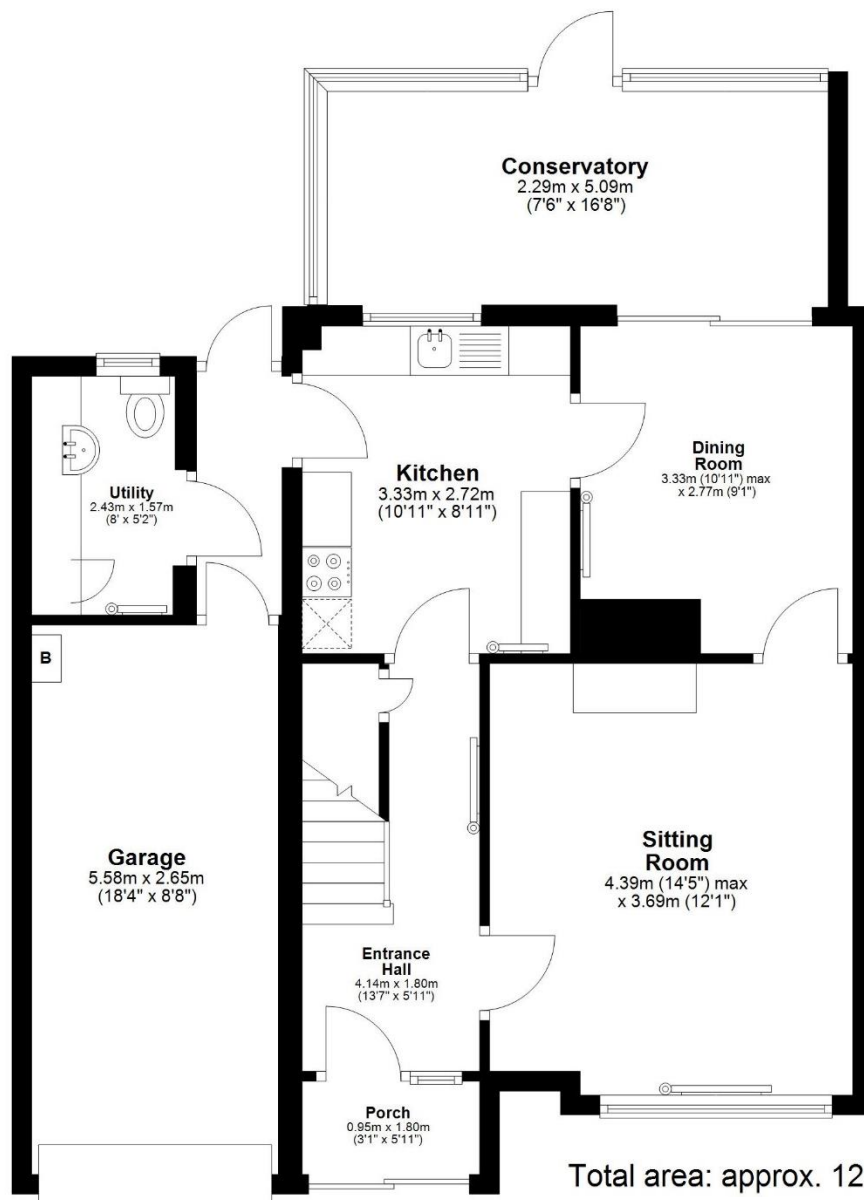
Kemble station, a mainline to London Paddington, can be reached just c.7 miles North, and both the M4 and M5 are equidistant to the south and west, respectively, giving convenient transport links to Bath, Bristol and London.

## Guide Price £425,000



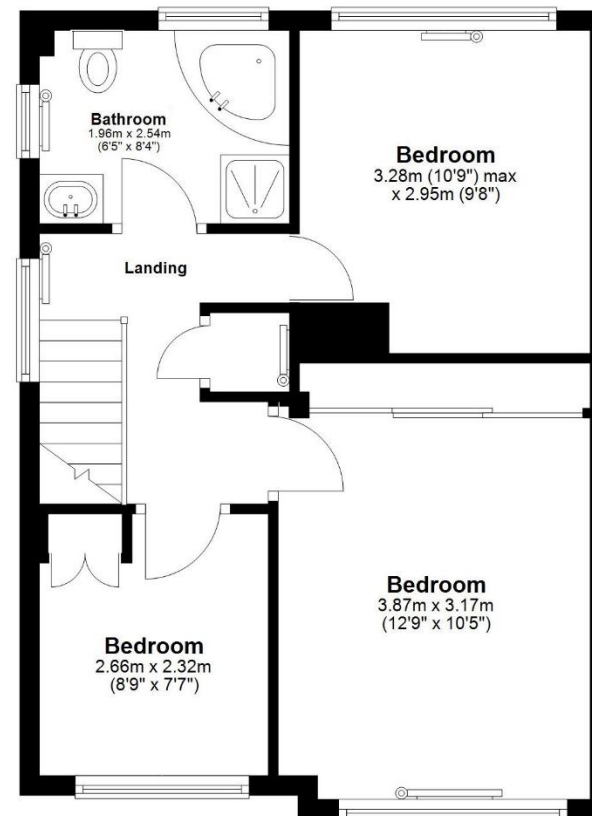
## Ground Floor

Approx. 78.9 sq. metres (848.7 sq. feet)



## First Floor

Approx. 43.0 sq. metres (462.8 sq. feet)



Total area: approx. 121.8 sq. metres (1311.6 sq. feet)