



hunter
french

14 Brays Avenue, Tetbury, Gloucestershire, GL8 8TL

This well presented three storey townhouse situated on the Highfields Development on the northern outskirts of Tetbury. Boasting off street parking and a single garage.

The home sits within the Highfields development that was built by Miller Homes from 2017 onwards. This particular property was completed in 2019, so benefits from the remainder of its NHBC warranty. There is a single driveway providing off-street parking to the rear of the house, along with a single garage. The accommodation reaches 1209sq.ft (approx.).

The property consists of entrance hallway with access to a ground floor W.C with toilet and wash basin. The kitchen / dining room is situated towards the rear of the property with a recently updated contemporary shaker style fitted kitchen with a larder cupboard and all of the usual appliances such fridge freezer, dishwasher and washing machine. The kitchen is finished with wood effect laminate worktops. There is further space for an electric Everhot cooker. The dining area sits at the rear of this room and has useful French doors open onto the private garden.

Rising up to the first floor, there is a cosy sitting room located on the first floor, making use of the typical town house style. The family bathroom is adjacent to the sitting room with bedroom three also located on this floor. Bedroom three is the smaller of the bedrooms but it would also lend itself to a study or hobby room.

Finally, the second storey benefits from two double bedrooms. Bedroom two situated to the front of the property and benefits from storage space. There is also integrated storage over the stairs. The principal bedroom is a fantastic size with integrated storage and accompanying ensuite shower room. This has been fully tiled with toilet, wash basin and double shower.

Externally there is a front shrubbed area with estate fencing to create some privacy. To the rear there is a north facing garden which has been laid to lawn with steps to the rear parking area with private off-street parking and single garage.

EPC – B (86).

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



We are advised the property is subject to an annual estate management charge for the upkeep of communal areas within the development. There is also remaining NHBC Warranty.

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 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



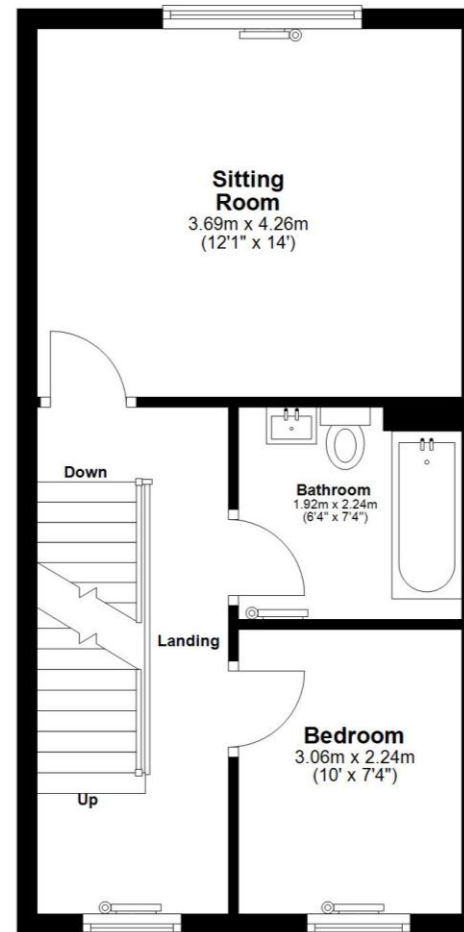
Ground Floor

Main area: approx. 37.2 sq. metres (400.3 sq. feet)
Plus garages, approx. 18.8 sq. metres (202.5 sq. feet)



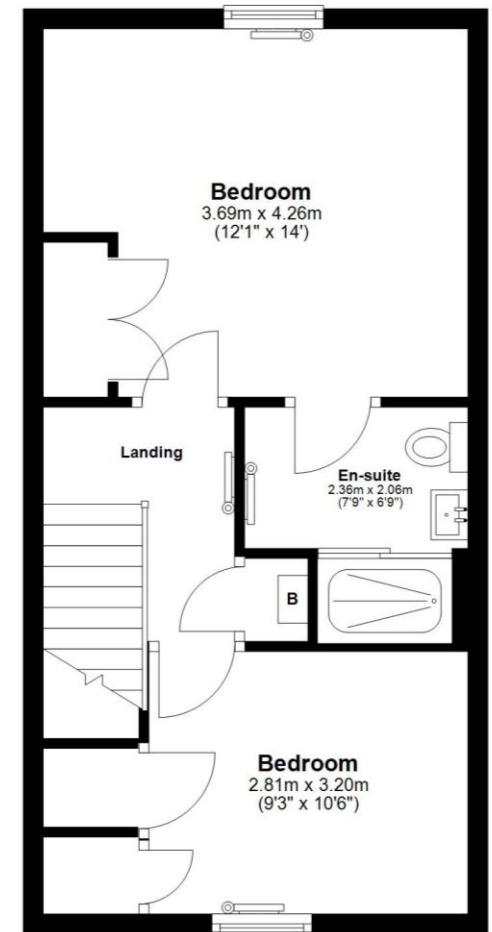
First Floor

Approx. 37.7 sq. metres (406.2 sq. feet)



Second Floor

Approx. 37.4 sq. metres (403.1 sq. feet)



Main area: Approx. 112.4 sq. metres (1209.5 sq. feet)
Plus garages, approx. 18.8 sq. metres (202.5 sq. feet)

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