



hunter
french

54 Longtree Close, Tetbury, Gloucestershire, GL8 8LW

This two-bedroom semi-detached home is located in Longtree Close, a well-established 1980s development on the western outskirts of Tetbury. The property is offered to the market with no onward chain.

Longtree Close enjoys an edge-of-town position, providing easy access to Tetbury town centre while also being within close proximity to open countryside and scenic walking routes. The property benefits from off-street parking and a private rear garden.

The accommodation is entered via a welcoming porch, offering practical space for coats and shoes. From here, the spacious sitting/dining room is positioned to the front of the property and features low-maintenance wood-effect laminate flooring. A large bay window allows for an abundance of natural light, creating a bright and comfortable living space. To the rear, the galley-style kitchen is fitted with a range of wall and base units and includes an electric hob, fan-assisted oven, and space for a fridge freezer and plumbing for a washing machine. An understairs cupboard provides additional useful storage, and a door from here opens onto the garden.

To the first floor are two bedrooms, comprising a generous double bedroom with views over the garden and space for freestanding storage, and a single bedroom which benefits from an over-stairs storage cupboard. The accommodation is completed by the contemporary main bathroom, fitted with a bath and shower over, wash basin and WC, whilst the room is finished throughout in neutral stone effect tiling.

Externally, the property enjoys a wrap-around rear garden. That has an east-facing aspect. The space is designed for low maintenance, featuring a combination of artificial lawn and paved seating areas, ideal for outdoor dining and entertaining. To the front, there is a further low-maintenance garden area leading to the entrance. Off-street parking is found to the rear of the property, along with a wooden shed providing storage.

The property is understood to be connected to mains water, drainage, electricity and gas. Council Tax Band C (Cotswold District Council). The property is freehold.

EPC – C (69)



Tetbury is a historic wool town in the Cotswold Area of Outstanding Natural Beauty. The town is known for its Royal connection to HM King Charles III, whose country home, Highgrove House, is nearby. The charming and quintessential town centre offers a wealth of amenities, including cafés, boutiques, pubs, and restaurants, alongside essential services such as a supermarket and both primary and secondary schools.

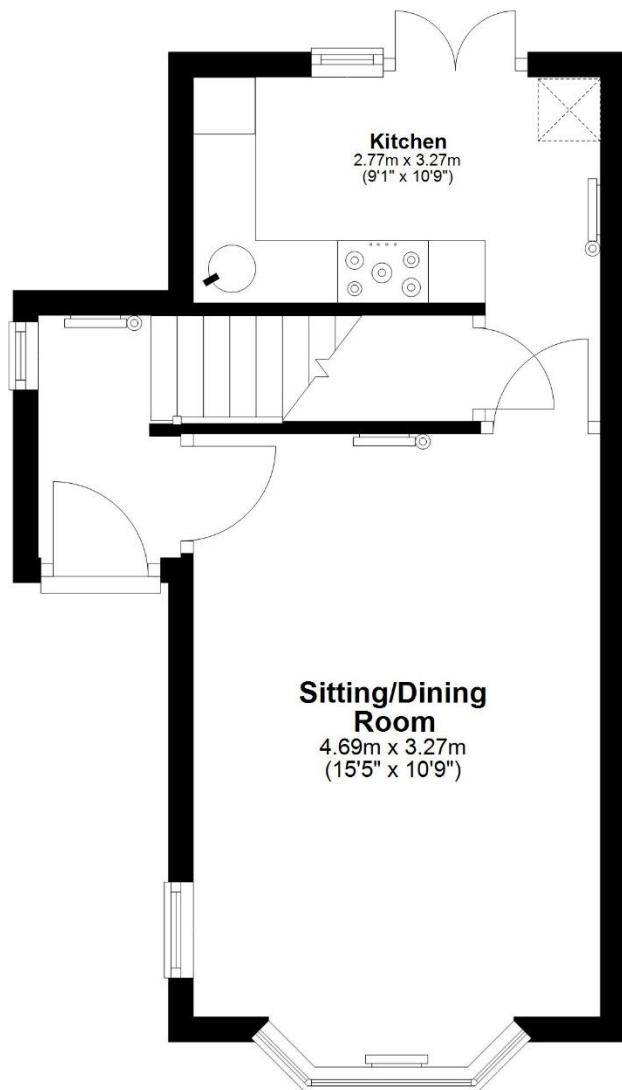
Kemble station, with mainline services to London Paddington, is just c.7 miles to the north, while the M4 and M5 are equidistant to the south and west, respectively, providing convenient transport links to Bath, Bristol, and London.

Guide Price £270,000



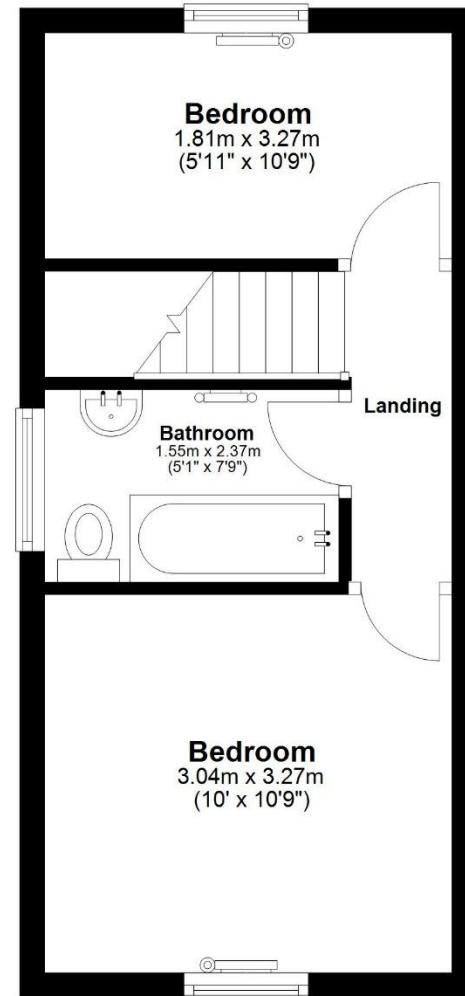
Ground Floor

Approx. 27.4 sq. metres (294.9 sq. feet)



First Floor

Approx. 24.7 sq. metres (266.1 sq. feet)



Total area: approx. 52.1 sq. metres (561.0 sq. feet)

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