

# 5 NORTHLEAZE

TETBURY, GLOUCESTERSHIRE





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## 5 Northleaze, Tetbury, Gloucestershire, GL8 8JB

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**A DECEPTIVELY SPACIOUS 2 BEDROOM DETACHED BUNGALOW, IN NEED OF MODERNISATION, LOCATED IN A QUIET CLOSE IN THE CENTRE OF TETBURY.**

**Entrance Porch, Central Hallway, Sitting Room, Kitchen/Breakfast Room, Garden Room, 2 double Bedrooms, Bathroom, WC, Garage, Gardens, Driveway with Off-Street Parking**

**GUIDE PRICE £475,000**

### LOCATION

Tucked away in a quiet no-through road in the centre of the charming market town of Tetbury. Well-known for its royal connection with Highgrove just up the road, Tetbury with its pretty market square, offers a quintessential Cotswold town. A bustling high street lined with independent retailers, antique shops, cafes and restaurants, make Tetbury a vibrant destination for tourists and locals alike. Westonbirt Arboretum is within ten minutes drive and a great destination for scenic walks and also a popular venue for hosting open-air festivals and music concerts. A handsome church sits in the centre of the town and the community is both welcoming and inclusive. Well located for amenities, there is a Tesco superstore on the periphery of the town and the nearby market town of Cirencester has a Waitrose superstore. Nailsworth, Minchinhampton and Stroud are also within easy reach, all offering a good range of amenities, including shops, cinema and sporting facilities. One of the key draws to the area is the excellent choice of schools, in both the private and state sector. In the private sector, Westonbirt School is within ten minutes drive and Beaudesert Park in Minchinhampton, just a 15 minute drive. There is also a good choice of sought after grammar schools in Stroud, Gloucester and Cheltenham. The town is well-placed for commuting links with easy access to the M4 and M5 motorways, bringing both Bristol and Swindon within easy reach.

### DIRECTIONS

The property is most easily found by leaving our Minchinhampton office via Tetbury Street towards Avening. On reaching Avening, turn left at the T-Junction up Tetbury Hill towards Tetbury. On entering Tetbury, turn left onto London Road and after Tesco, take the right hand turning into Northfield Road. Continue down Northfield Road turning to your right and Northleaze will be found on your left hand side. No.5 is location in the left hand corner of the close.

### DESCRIPTION

5 Northleaze is a spacious detached bungalow located in a quiet and private cul-de-sac off Northfield Road in Tetbury. In need of refurbishment, this light and airy property offers versatile and spacious accommodation. An entrance porch leads to an unexpectedly large central hallway. The two double bedrooms, both with built in storage and large windows are to the left of the property with adjacent bathroom and separate WC. The reception rooms can be found on the other side of the property with the sizeable sitting room at the front and extended kitchen/breakfast/garden room to the rear. French doors leads from the garden room to the private and secluded rear patio.

The attached 20 foot garage can be accessed from both the rear of the property and internally from the kitchen.

The property sits to the left of it's plot with front, side and rear gardens offering off-street parking and extended driveway options as well as two garden areas which could easily be transformed into one large l-shaped rear and side garden.

TENURE	Freehold
EPC	EER: Current 65 / Potential 80
SERVICES	All mains services are believed to be connected to the property. Gas Central Heating. Cotswold District Council tax band E - £2,715.58. Ofcom Checker: Broadband - standard 15 Mbps superfast 80 Mbps, Mobile Networks - EE, O2, Vodafone

Viewing by prior appointment with MURRAYS ESTATE AGENTS, Minchinhampton Office 01453 886334, who will be pleased to show prospective purchasers around the property

*AGENTS' NOTE: (OFFERS) Murrays, as agents for the vendor, are obliged to verify the terms of any offer received. We therefore seek your kind co-operation in confirming whether your offer is subject to:- a) The sale of a property. b) A building survey. c) A mortgage. d) Any other condition – e.g. Planning consent. Cash purchasers will also be asked for proof of funding and its availability.*

### SUBJECT TO CONTRACT

*IMPORTANT NOTICE: Murrays Estate Agents for themselves, their clients and any joint agent give notice that whilst these particulars have been prepared with all due care, they are for guidance only, are not guaranteed correct, do not form part of any offer or contract and must not be relied upon as statements or representations of fact. No responsibility is accepted for any error, mis-statement or omission whether verbal or written in describing the property. No warranty or representation is authorised in respect of this property. It should not be assumed, 1] that any services, appliances, or fixtures and fittings are in working order, or fit for their purpose ( they not having been tested ), or owned by the seller: 2] that statutory regulations e.g. planning consent, building regulations etc., are complied with: 3] that any measurements, areas, distances and/or quantities are correct: 4] that photographs, plans and text portray the complete property. Intending purchasers must satisfy themselves by inspection or otherwise as to the accuracy of the particulars and should seek expert advice where appropriate*

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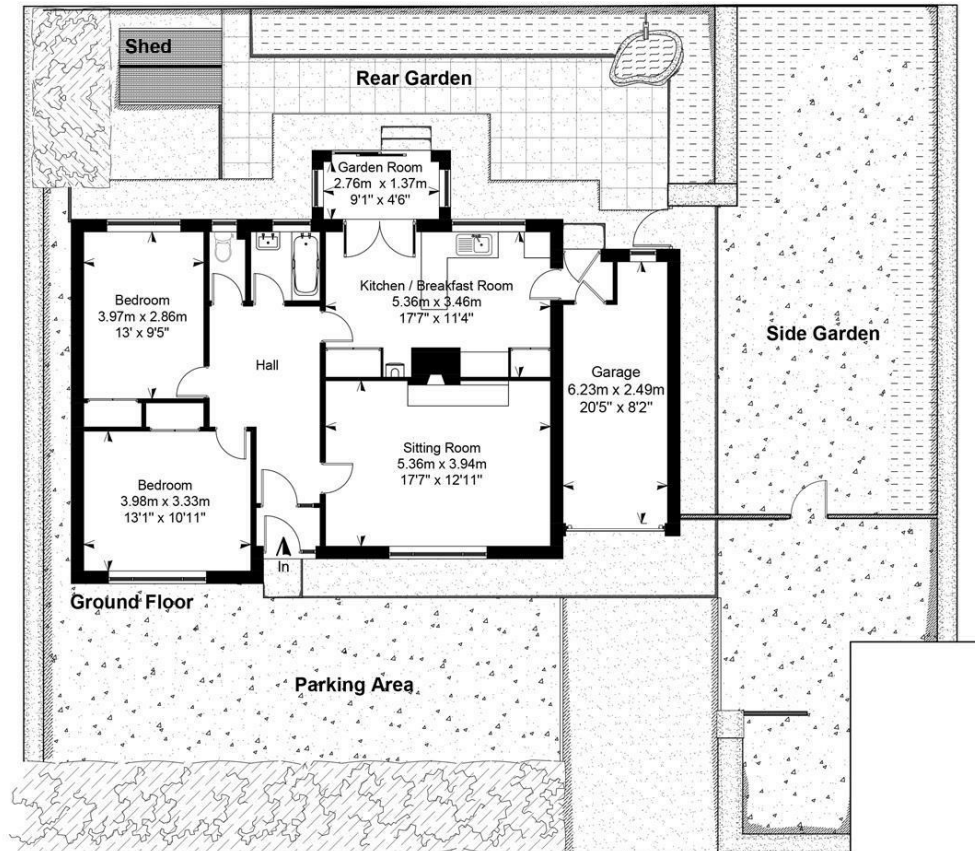


## 5 Northleaze, Tetbury, Gloucestershire

Approximate IPMS2 Floor Area  
House 90 sq metres / 969 sq feet  
Garage 15 sq metres / 161 sq feet  
  
Total 105 sq metres / 1130 sq feet

Simply Plans Ltd © 2024  
07890 327 241  
Job No SP3435  
This plan is for identification and guidance purposes only.  
Drawn in accordance with R.I.C.S guidelines.  
Not to scale unless specified.  
IPMS = International Property Measurement Standard

Outbuildings  
Not Shown In Actual Location Or Orientation



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