

23 Mercer Way, Tetbury, Gloucestershire, GL8 8FH

Semi-detached modern house
3 bedrooms
Bathroom and en-suite
Kitchen/dining room
Living room overlooking the garden
Secure rear garden
Driveway parking and garage
Desirable development accessible to amenities



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
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Guide Price: £425,000

Approximately 941 sq.ft excluding garage

‘This well-appointed semi-detached modern house offers 3 bedroom accommodation with private parking and a garage’



The Property

This semi-detached modern house is situated within the desirable Amberley Park development positioned towards the edge of Tetbury close to countryside walks and amenities alike. Built in 2018, the well-appointed accommodation benefits from the remainder of a NHBC guarantee and an EPC rating B. Arranged over two floors, the accommodation extends to around 940 sq.ft. and is coupled with a garage which has power connected.

An entrance hall has a WC off and ample under stairs storage. The kitchen/dining room is dual-aspect positioned at the front and is well-equipped with integrated appliances including a dishwasher, washing machine, fridge/freezer, oven and gas hob. At the rear, the living room has double patio doors spilling out to the garden. On the first floor, there are three bedrooms. The main bedroom has a fitted wardrobe and an en-suite shower room.

There is a further family bathroom off the landing.

At the side of the property there is tandem parking for two cars in front of the garage. The rear garden is fully enclosed and laid to lawn with a patio terrace and well-established shrubs. There is a small front garden bound by attractive Cotswold stone walling.

Situation

Tetbury is a thriving historic Cotswold market town with much of it dating back to the 17th and 18th Centuries. The town has a broad range of shops and amenities for everyday needs as well as a number of quality antique shops, excellent hotels, restaurants and cafes within the town centre. Further everyday needs include a large supermarket, hospital, surgeries and post office whilst there are also excellent schools catering for all ages. Voted by Country Life magazine recently as the third most desirable town in the country, Tetbury is

situated within an Area of Outstanding Natural Beauty and is surrounded by delightful Cotswold Countryside where there are ample opportunities for walking. Conveniently located less than half an hour from both the M4 and M5 motorway, Tetbury is within easy reach of Cirencester, Cheltenham, Bath, Bristol and Swindon. Close by is the beautiful Forest Commission run Westonbirt Arboretum and King Charles Highgrove Estate. There is good access to nearby Kemble Railway Station which provides regular fast services to London and other regional centres.

Additional Information

The property is Freehold with mains gas central heating, mains drainage, water and electricity. There is a service charge of £135.49 payable every 6 months. The property is located within the Cotswold Area of Outstanding Natural Beauty. Ultrafast broadband is available and there is good mobile phone coverage with some limitations.

Information taken from the Ofcom mobile and broadband checker, please see the website for more information. Cotswold District Council Tax Band D.

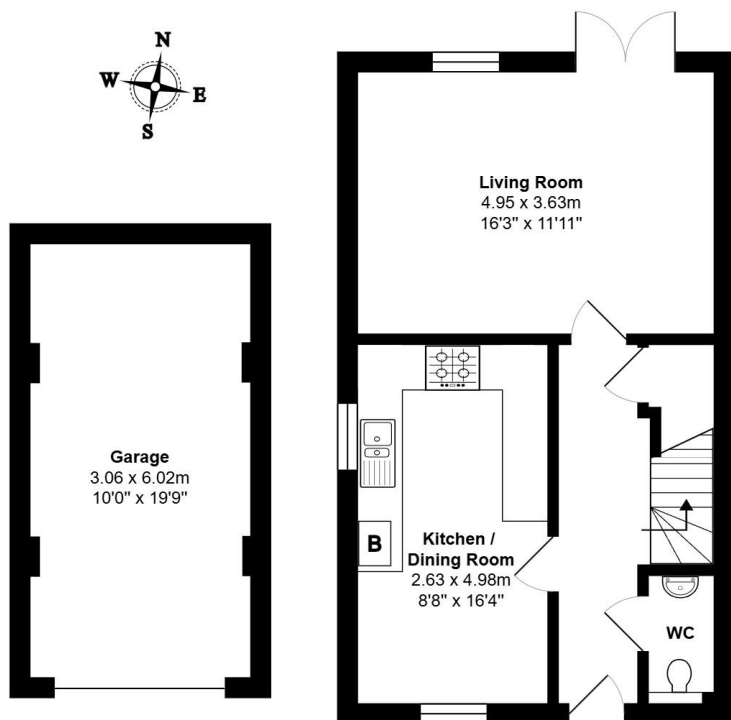
Directions

From the town centre, follow London Road towards Cirencester. Pass over the two mini roundabouts then take the next right hand turn into Mercer Way. Bear left and locate the property on the left hand side.

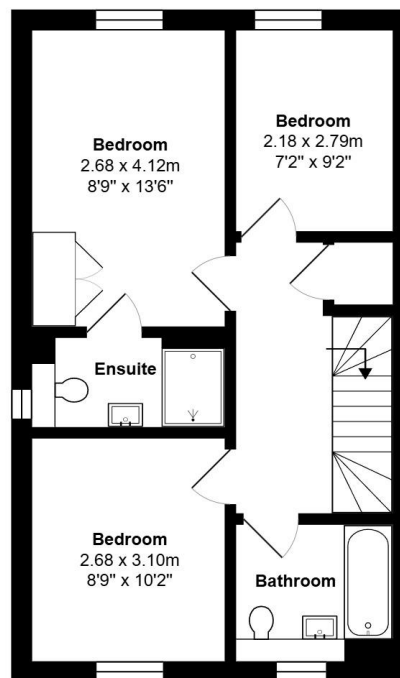
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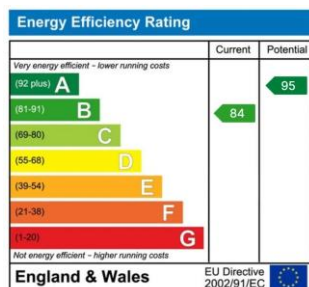




Ground Floor



First Floor



Total Area: 87.4 m² ... 941 ft² (excluding garage)

All measurements are approximate and for display purposes only

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